

LOT 108
IN OR 1578/35
MEADOWFIELD #3 PB 6/321-323

MILLER LESLIE M LANDTROOP
86072 MEADOWRIDGE COURT
YULEE, FL 32097

2023

38-2N-27-1332-0108-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

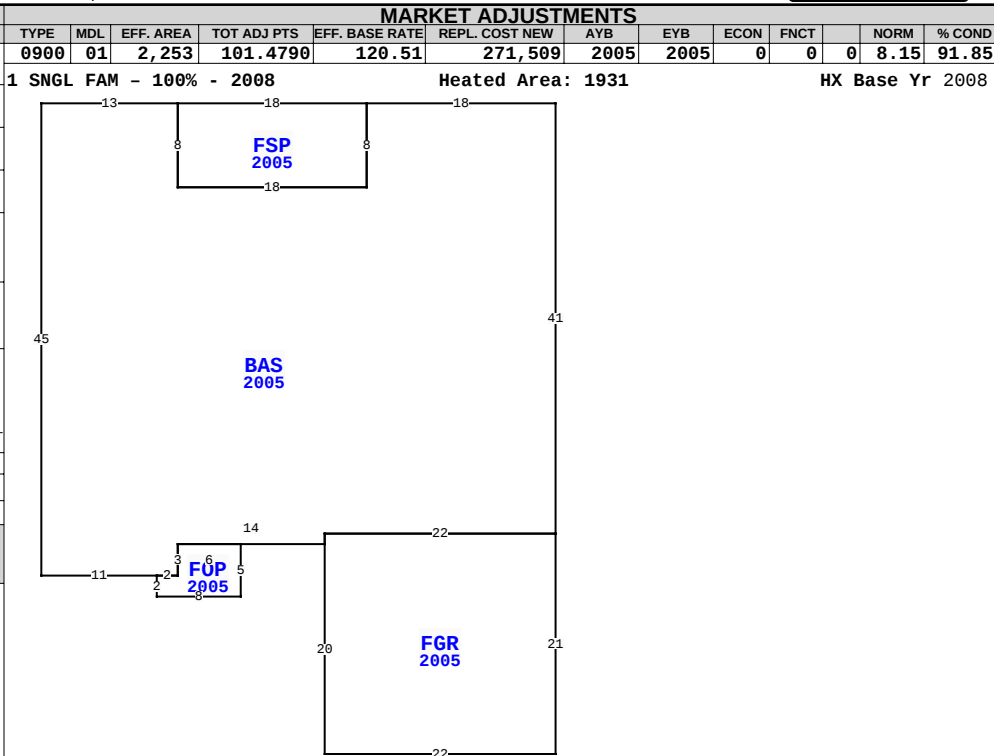
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	1,931	213,740
FGR	462	55	254	28,115
FOP	34	30	10	1,107
FSP	144	40	58	6,420

TOTALS	2,571	2,253	249,381
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	813.00
	SF 5.20
	5.20
	100
	2005
	2005
	3
	87
	3,678

LAND DESCRIPTION	
L N	USE CODE
1	000100
	C
	SFR
	100
	RS-1
	0.00
	0.00
	1.00
	LT
	1.00
	1.00
	1.00
	65,000.00
	65,000.00
	65,000



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0 0	813.00	SF	5.20	5.20	100	2005	2005	3	87	3,678	

LAND DESCRIPTION	
L N	USE CODE
1	000100
	C
	SFR
	100
	RS-1
	0.00
	0.00
	1.00
	LT
	1.00
	1.00
	1.00
	65,000.00
	65,000.00
	65,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,253	101.4790	120.51	271,509	2005	2005	0	0	8.15	91.85

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,381
TOTAL MARKET OB/XF VALUE		3,678
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		318,059
SOH/AGL Deduction		159,410
ASSESSED VALUE		158,649
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,649
TOTAL JUST VALUE		318,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001185	REPAIR/RRF	14,000	02/15/2017
AP036332	NEW CONSTR	143,362	06/02/2003

OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1578/0035		7/22/2008	QC	U	I	01	100
GRANTOR: LANDTROOP MICHAEL DAN							
GRANTEE: LANDTROOP LESLIE MA							
1183/1917		10/27/2003	WD	Q	I		161,900
GRANTOR: MATTAMY (JACKSONVILLE							
GRANTEE: LANDTROOP MICHAEL &							

BUILDING NOTES

BAS=[YR=2005] W18 FSP=[YR=2005] W18 S8 E18 N8\$ S8 W18 N8 W13 S45 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2\$ E2 N3 E14 FGR=[YR=2005] S20 E22 N21 W22 S1\$ N1 E22 N41\$.