



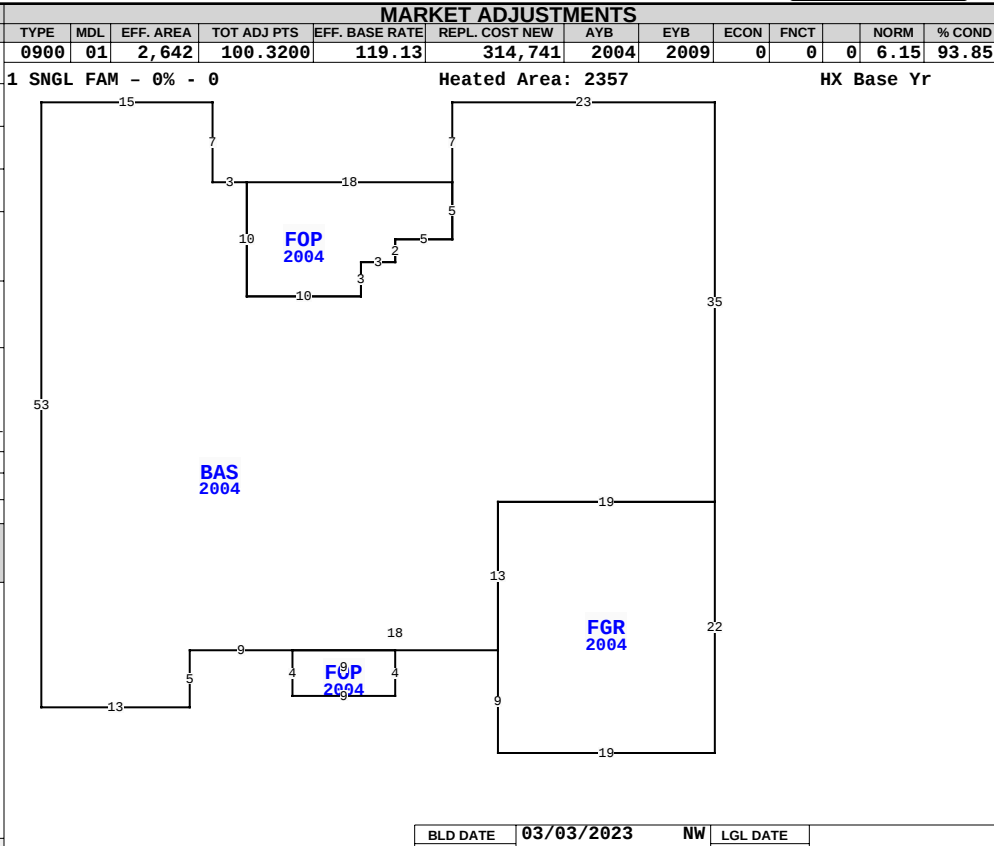
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,357	100	2,357	263,520
FGR	418	55	230	25,715
FOP	36	30	11	1,229
FOP	146	30	44	4,920
TOTALS	2,957		2,642	295,384

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	783.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	0	0	0	228.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT	



86056 MEADOWRIDGE CT, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
13,110											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	295,384		
TOTAL MARKET OB/XF VALUE	13,110		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	373,494		
SOH/AGL Deduction	61,874		
ASSESSED VALUE	311,620		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	311,620		
TOTAL JUST VALUE	373,494		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,533		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2386/1651	8/20/2020	WD	Q	I	01
					SALE PRICE 295,000
GRANTOR: PAISLEY TRUST					
GRANTEE: MAINO ROBERT A					
2360/0494	4/29/2020	WD	U	I	11
					100
GRANTOR: PAISLEY JOSEPH M					
GRANTEE: PAISLEY TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W23 S7 FOP=[YR=2004] W18 S10 E10 N3 E3 N2 E5 N5\$ S5 W5 S2 W3 S3 W10 N10 W3 N7 W15 S53 E13 N5 E9 FOP=[YR=2004] S4 E9 N4 W9\$ E18 FGR=[YR=2004] S9 E19 N22 W19 S13 \$ N13 E19 N35\$.											