

LOT 93
IN OR 2239/643
MEADOWFIELD #3 PB 6/321-323

MONTESANO ROCCO & JOSEPHINE
86031 MEADOWRIDGE CT
YULEE, FL 32097

2024

38-2N-27-1332-0093-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

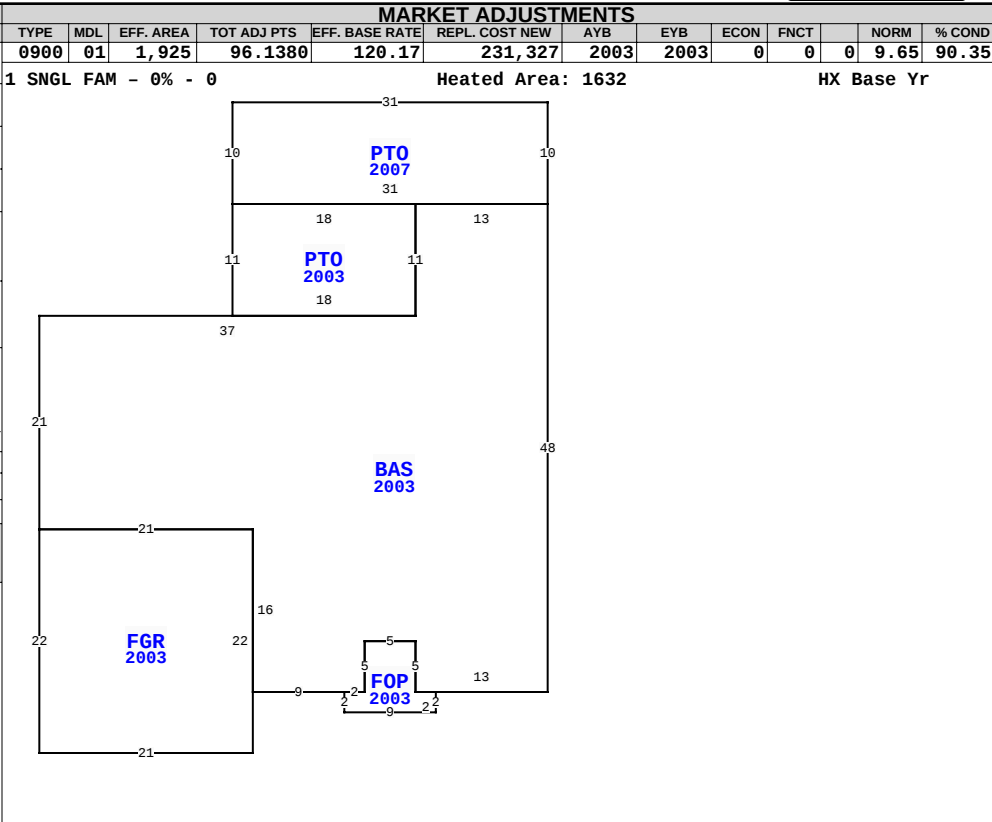
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	177,192
FGR	462	55	254	27,578
FOP	43	30	13	1,411
PTO	198	5	10	1,086
PTO	310	5	16	1,737

TOTALS	2,645		1,925	209,004
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	846.00	SF	5.20
2	0754	FOP	0	0	18	11	198.00	SF	12.30
3	0471	VINYL FNC	0	0	0	0	216.00	LF	32.00

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



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	0	0	0	846.00	SF	5.20	5.20	100	2003	2003	3	83	3,651	
2	0754	FOP	0	0	18	11	198.00	SF	12.30	12.30	100	2006	2006	3	27	658	
3	0471	VINYL FNC	0	0	0	0	216.00	LF	32.00	32.00	100	2004	2004	3	64	4,424	

TOTAL OB/XF										8,733							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				209,004	
TOTAL MARKET OB/XF VALUE				8,733	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				282,737	
SOH/AGL Deduction				37,582	
ASSESSED VALUE				245,155	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				245,155	
TOTAL JUST VALUE				282,737	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				284,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310954	NEW CONSTR	132,000	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2239/0643	11/20/2018	WD Q	Q	I	01	220,000	
GRANTOR: SIMMONS MICHAEL S & J							
GRANTEE: MONTESANO ROCCO & J							
1164/1476	8/22/2003	WD Q	Q	I		147,700	
GRANTOR: MATTAMY (JACKSONVILLE							
GRANTEE: SIMMONS MICHAEL E &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
PTO=[YR=2007] W31 N10 E31 S10\$ BAS=[YR=2003] W13							
PTO=[YR=2003] W18 S11 E18 N11\$ S11 W37 S21 FGR=[YR=2003] S22							
E21 N22 W21\$ E21 S16 E9 FOP=[YR=2003] S2 E9 N2 W2 N5 W5 S5							
W2\$ E2 N5 E5 S5 E13 N48\$.							