LOT 94
MEADOWFIELD #3 PB 6/321-323

WILLIAMS CLAYTON A & JULIE M
86049 MEADOWRIDGE CT
YULEE, FL 32097

2024

38-2N-27-1332-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

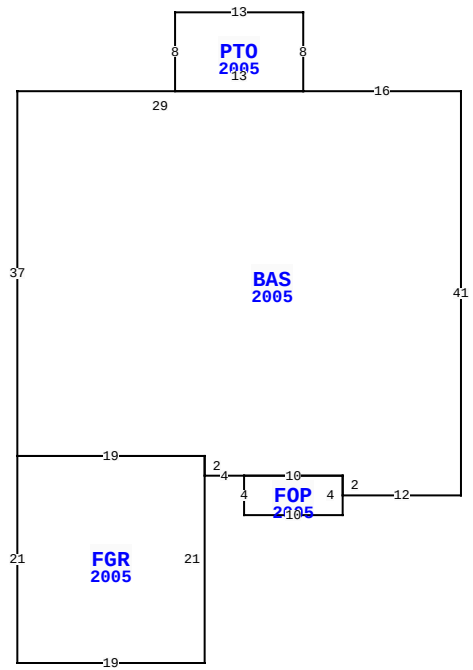
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,741	100	1,741	212,754
FGR	399	55	219	26,762
FOP	40	30	12	1,467
PTO	104	5	5	611
TOTALS	2,284		1,977	241,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,977	104.1642	130.21	257,425	2005	2010	0	0	0	6.15	93.85

1 SNGL FAM – 100% - 2024 Heated Area: 1741 HX Base Yr 2024



86049 MEADOWRIDGE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,593
TOTAL MARKET OB/XF VALUE		6,639
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,232
SOH/AGL Deduction		0
ASSESSED VALUE		313,232
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		258,232
TOTAL JUST VALUE		313,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008495	ADDITION	34,000	08/11/2021
17008181	REPAIR/RRF	9,835	09/15/2017
B13611	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2274/1683	5/01/2019	WD	Q	I	01	229,900
GRANTOR: METTS JEREMY R & KATH						
GRANTEE: WILLIAMS CLAYTON A						
1999/1799	8/31/2015	SW	U	I	12	155,000
GRANTOR: CREDIT SUISSE FIRST B						
GRANTEE: METTS JEREMY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N8 W13 S8 E13$ W29 S37
FGR=[YR=2005] S21 E19 N21 W19$ E19 S2 E4 FOP=[YR=2005] S4 E10 N4 W10$ E10 S2 E12 N41$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2005	2005	3	86	3,524	

LAND DESCRIPTION

TOTAL OB/XF 6,639

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS