LOT 95
IN OR 1653/975
MEADOWFIELD #3 PB 6/321-323

EMBREE JAMIE L
86065 MEADOWRIDGE COURT
YULEE, FL 32097

2024

38-2N-27-1332-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

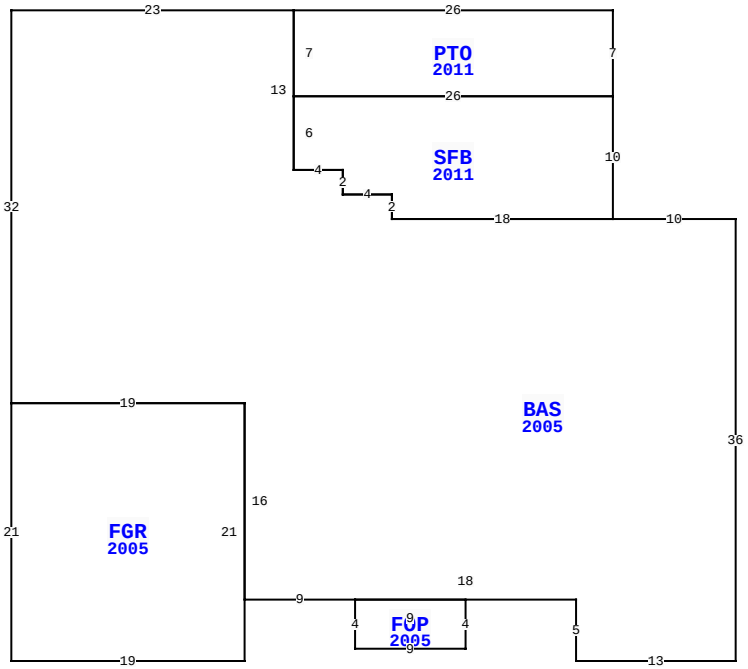
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,005	100	2,005	223,945
FGR	399	55	219	24,461
FOP	36	30	11	1,229
PTO	182	5	9	1,005
SFB	236	80	189	21,110
TOTALS	2,858		2,433	271,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,433	97.8138	122.27	297,483	2005	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2010 Heated Area: 2194 HX Base Yr 2010



86065 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		271,751
TOTAL MARKET OB/XF VALUE		3,403
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,154
SOH/AGL Deduction		163,310
ASSESSED VALUE		176,844
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,844
TOTAL JUST VALUE		340,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615132	ROOF	13,000	07/01/2016
B25447	ADDITION	8,544	12/01/2011
B13722	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1653/0975	12/11/2009	WD	Q	I	01	152,500
GRANTOR: MCKAY EARLE S						
GRANTEE: EMBREE JAMIE L						
1461/1941	11/29/2006	QC	U	I	01	187,500
GRANTOR: MCKAY GLORIA E						
GRANTEE: MCKAY EARLE S & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 SFB=[YR=2011] N10 PTO=[YR=2011] N7 W26 S7 E26$W26 S6E4 S2 E4 S2 E18$ W18 N2 W4 N2 W4 N13 W23 S32 FGR=[YR=2005] S21 E19N21 W19$ E19 S16 E9 FOP=[YR=2005] S4E9 N4 W9$ E18 S5 E13 N36$.

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	0811	CONCRETE B	0	100	0	0	761.00	SF	5.20	5.20	100	2005	2005	3	86	3,403	

LAND DESCRIPTION

TOTAL OB/XF 3,403

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	000134	C	SFR POND	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS