LOT 100
MEADOWFIELD #3 PB 6/321-323

MONTESINO LUIS GONZALEZ
86161 MEADOWRIDGE CT
YULEE, FL 32097

2024

38-2N-27-1332-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

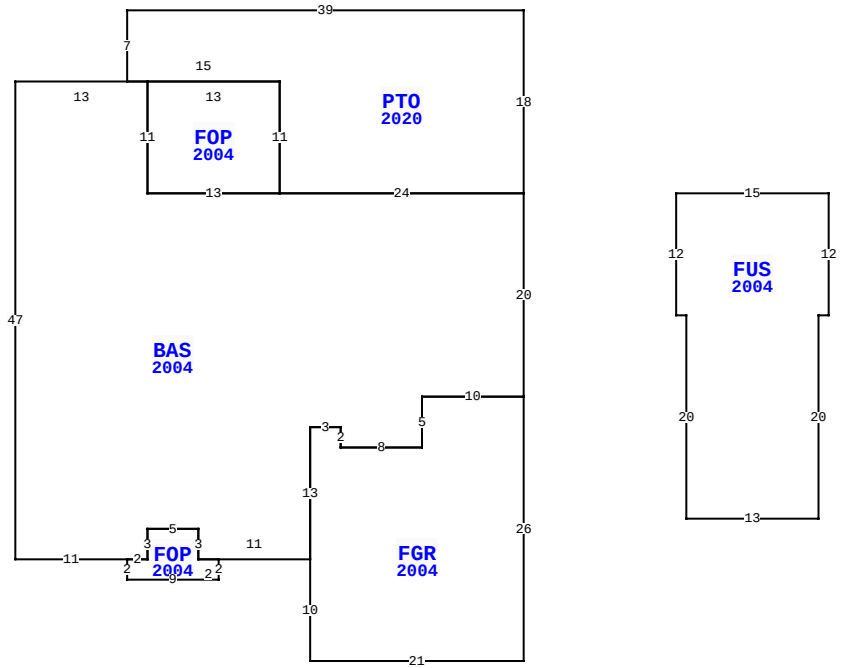
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,641	100	1,641	126,122
FGR	497	55	273	20,982
FOP	33	30	10	769
FOP	143	30	43	3,305
FUS	440	100	440	33,817
PTO	537	5	27	2,075
TOTALS	3,291		2,434	187,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	2,434	101.3418	126.68	308,339	2004	2004	0	0	30	9.33	60.67

1 SNGL FAM – 100% - 2024 Heated Area: 2081 HX Base Yr 2024



86161 MEADOWRIDGE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,069
TOTAL MARKET OB/XF VALUE		11,724
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,793
SOH/AGL Deduction		69,175
ASSESSED VALUE		194,618
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,618
TOTAL JUST VALUE		263,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003814	REPAIR/RRF	2,000	04/28/2017
B0412453	NEW CONSTR	177,817	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1451	5/22/2023	WD	Q	I	01	299,000
GRANTOR: BARRY LEANDRA D						
GRANTEE: MONTESINO LUIS GONZ						
1396/0125	3/14/2006	QC	U	I	01	100
GRANTOR: BARRY SHANNON M						
GRANTEE: BARRY LEANDRA D						

BUILDING NOTES

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	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,230.00	SF	4.00	4.00	100	2004	2004	3	84	4,133	
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2004	2004	3	84	1,048	
4	0910	SCRN RM L	0	100	0	0	705.00	SF	15.00	15.00	100	2004	2004	3	22	2,327	
5	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	2010	2010	3	91	1,136	

BUILDING DIMENSIONS

BAS=[YR=2004] W24 FOP=[YR=2004] N11 W13 S11 E13$ W13 N11 W13 S47 E11 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2004] S10 E21 N26 W10 S5 W8 N2 W3 S13$ N13 E3 S2 E8 N5 E10 N20$ PTO=[YR=2020] N18 W39 S7 E15 S11 E24 $ PTR=E15 FUS=[YR=2004] E15 S12 W1 S20W13 N20 W1 N12$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 11,724

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 08/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS