



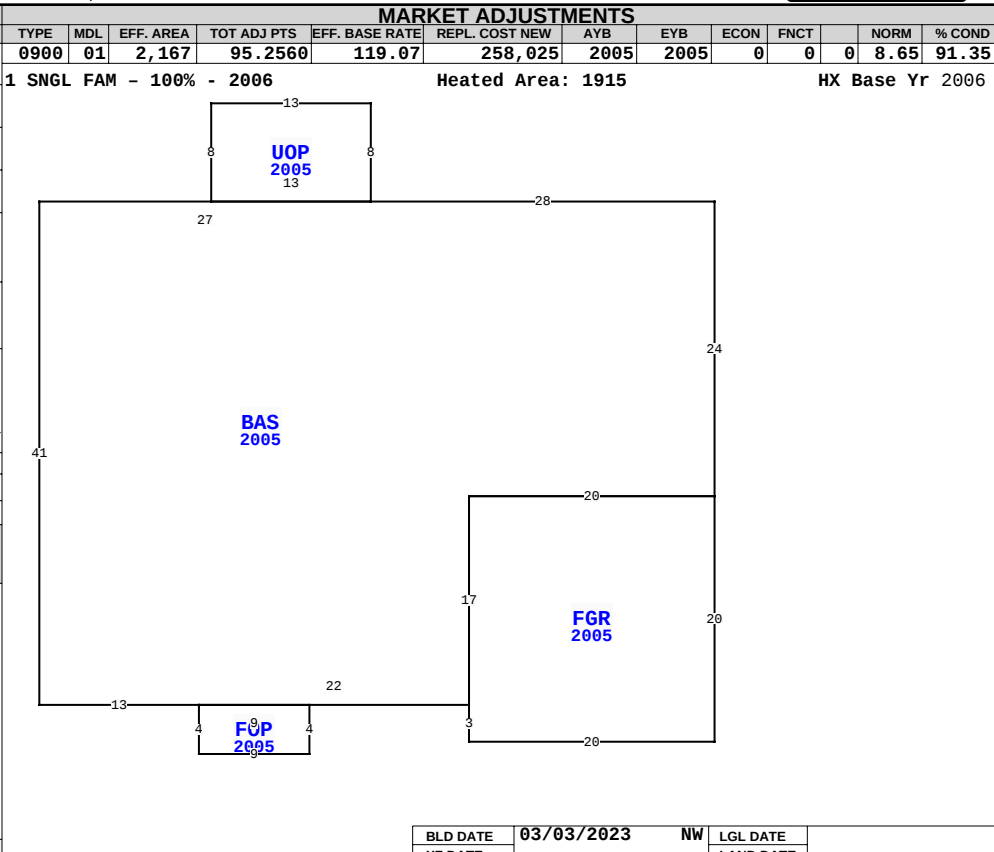
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,915	100	1,915	208,295
FGR	400	55	220	23,929
FOP	36	30	11	1,197
UOP	104	20	21	2,284
TOTALS	2,455		2,167	235,706

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	

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	100	0003	RSF-1	0.00	0.00	1.00	LT	



86178 MEADOWRIDGE CT, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,251											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						235,706					
TOTAL MARKET OB/XF VALUE						4,251					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						304,957					
SOH/AGL Deduction						145,858					
ASSESSED VALUE						109,099					
TOTAL EXEMPTION VALUE						105,000					
BASE TAXABLE VALUE						54,099					
TOTAL JUST VALUE						304,957					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						307,069					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217672	H/AC	0	10/01/2012
R11901	REPAIR/RRF	800	05/01/2009
B13721	NEW CONSTR	0	12/01/2004
E0414091	ELEC OTHER	2,000	12/01/2004
M0409094	H/AC	0	12/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2269/1537	4/17/2019	SW	U	I	11	100			
GRANTOR:MARTIN RUSH H									
GRANTEE:MARTIN RUSH H JR LI									
1347/1243	9/06/2005	WD	Q	I		225,000			
GRANTOR:REYNOLDS HERSCHEL A &									
GRANTEE:MARTIN RUSH H & LIN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W28 UOP=[YR=2005] N8 W13 S8 E13\$ W27 S41 E13 FOP=[YR=2005] S4 E9 N4 W9\$ E22 FGR=[YR=2005] S3 E20 N20 W20 S17\$ N17 E20 N24\$.											