LOT 104
MEADOWFIELD #3 PB 6/321-323

RHODES KENDRA/YOUNG MICHAEL
86132 MEADOWRIDGE COURT
YULEE, FL 32097

2024

38-2N-27-1332-0104-0000

BUILDING CHARACTERISTICS

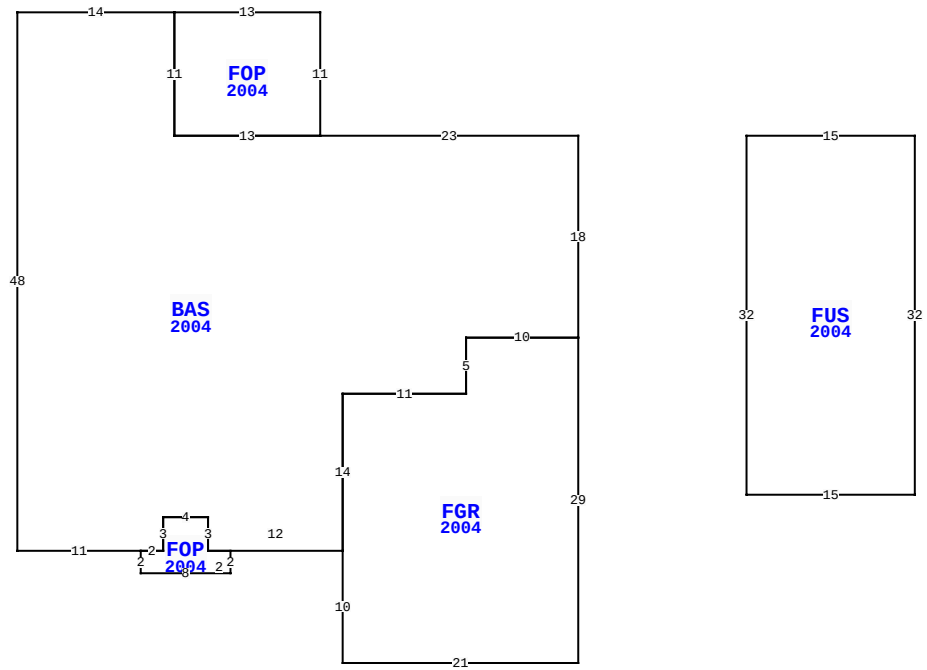
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,648	100	1,648	196,393
FGR	554	55	305	36,347
FOP	28	30	8	953
FOP	143	30	43	5,124
FUS	480	100	480	57,202
TOTALS	2,853		2,484	296,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	102.1248	127.66	317,107	2004	2009	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2018 Heated Area: 2128 HX Base Yr 2018



86132 MEADOWRIDGE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,019
TOTAL MARKET OB/XF VALUE		30,383
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		391,402
SOH/AGL Deduction		173,989
ASSESSED VALUE		217,413
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,413
TOTAL JUST VALUE		391,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009267	REPAIR/RRF	0	10/05/2020
B21653	XFOB	2,000	07/01/2008
B18623	SWIM POOL	9,120	10/01/2006
B18470	SWIM POOL	59,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/659	4/10/2024	WD	Q	I	02	450,000
GRANTOR: ODONNELL SEAN PATRICK						
GRANTEE: RHODES KENDRA						
2128/1435	6/13/2017	WD	Q	I	02	262,000
GRANTOR: DATRI ALTA FAY PR OF						
GRANTEE: ODONNELL SEAN PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FOP=[YR=2004] N11 W13 S11 E13$ W13 N11 W14 S48 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 FGR=[YR=2004] S10 E21 N29 W10 S5 W11 S14$ N14 E11 N5 E10 N18$ PTR=E15 FUS=[YR=2004] E15 S32 W15 N32$ W15$.

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	779.00	SF	5.20	5.20	100	2004	2004	3	84	3,403	
2	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2007	2007	3	48	15,382	
3	0911	SCRN RM A	0	100	0	0	665.00	SF	17.50	17.50	100	2007	2007	3	31	3,608	
4	0845	KOOL DECK	0	100	0	0	288.00	SF	7.25	7.25	100	2007	2007	3	88	1,837	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
6	0940	SHEDS/PORT	0	100	15	15	225.00	SF	30.00	30.00	100	2007	2007	3	31	2,093	
7	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	100	2009	2009	3	90	3,440	

LAND DESCRIPTION

TOTAL OB/XF 30,383

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 03/24/2021 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS