

LOT 28
IN OR 1710/173
MEADOWFIELD #3 PB 6/321-323

MONAGHAN IAN P
86852 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

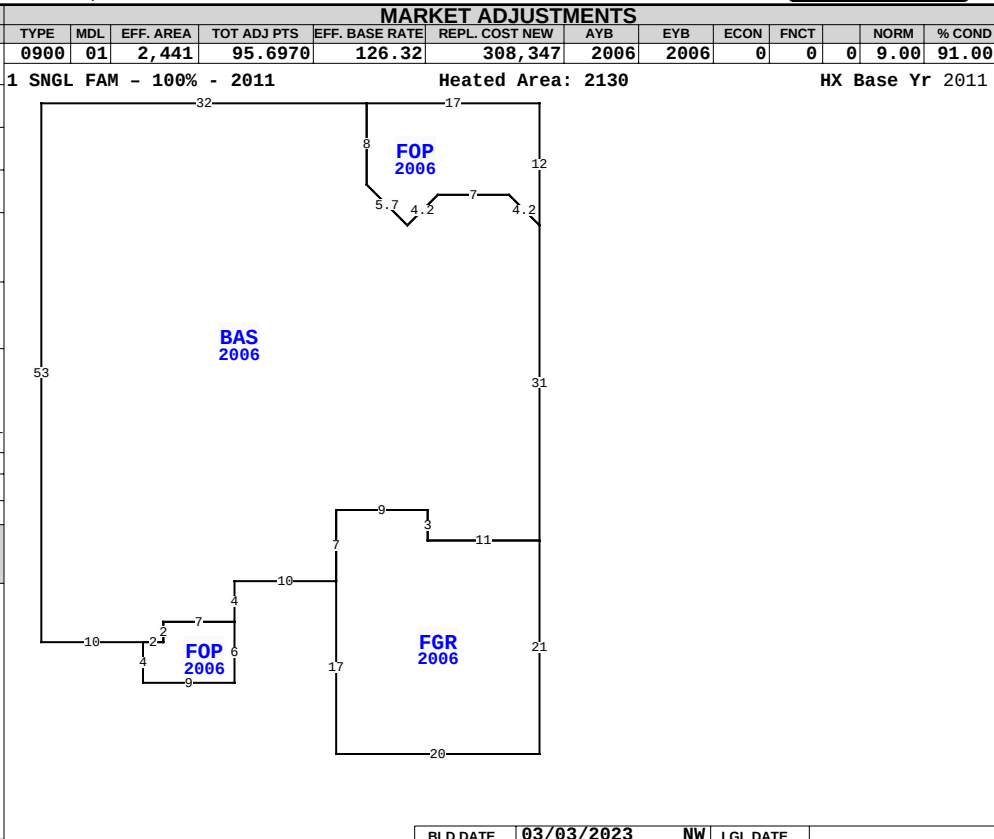
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2006	2,130	244,846
FGR	447	55	2006	246	28,278
FOP	50	30	2006	15	1,724
FOP	166	30	2006	50	5,748
TOTALS	2,793			2,441	280,596

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0810	CONCRETE A	0 100	47 16	752.00
2	0810	CONCRETE A	0 100	30 4	120.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



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

TOTAL OB/XF															4,875
TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		280,596	
TOTAL MARKET OB/XF VALUE		4,875	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		350,471	
SOH/AGL Deduction		172,168	
ASSESSED VALUE		178,303	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		127,581	
TOTAL JUST VALUE		350,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226495	REPAIR/RRF	1,500	10/01/2012
E16743	ELEC OTHER	2,000	02/01/2006
M11135	TANKS/BLRS	0	02/01/2006
C16811	CO ISSUED	214,940	12/01/2005
R08710	REPAIR/RRF	4,550	12/01/2005
B16811	NEW CONSTR	214,940	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1710/0173	4/23/2010	WD U	I	I	11
GRANTOR: FIRE ROCK LLC					
GRANTEE: MONAGHAN IAN P					
1677/1072	4/23/2010	WD U	I	I	11
GRANTOR: KHAN NAZIR & BHANUMAT					
GRANTEE: FIRE ROCK LLC					

BUILDING NOTES					

BUILDING DIMENSIONS					
FOP=[YR=2006] W17 BAS=[YR=2006] W32 S53 E10 FOP=[YR=2006] S4 E9 N6 W7 S2 W2\$ E2 N2 E7 N4 E10 FGR=[YR=2006] S17 E20 N21 W11 N3 W9 S7\$ N7 E9 S3 E11 N31 L3 U3 W7 L3 D3 U4 L4 N8\$ S8 R4 D4 U3 R3 E7 D3 R3 N12\$.					