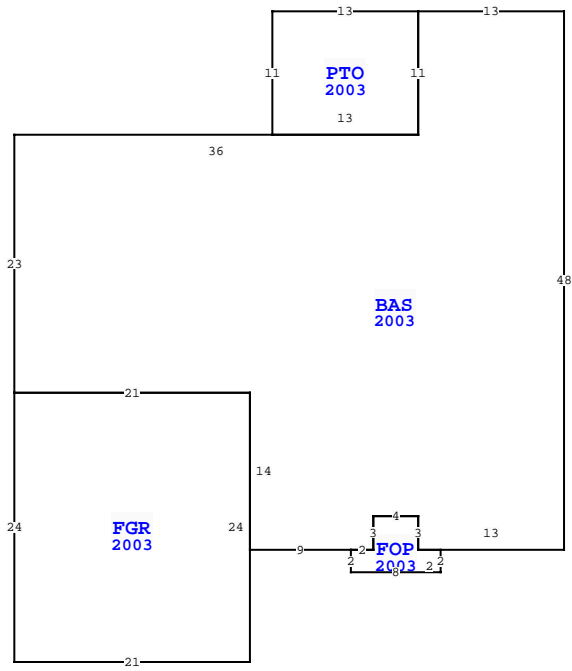




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	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	YEAR
BAS	1,650	100	2003
FGR	504	55	2003
FOP	28	30	2003
PTO	143	5	2003
TOTALS	2,325		
		1,942	229,348

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,942	99.5778	131.44	255,256	2003	2003	0	0	10.15	89.85
1 SNGL FAM - 100% - 2006 Heated Area: 1650 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			229,348
TOTAL MARKET OB/XF VALUE			3,641
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			297,989
SOH/AGL Deduction			144,876
ASSESSED VALUE			153,113
TOTAL EXEMPTION VALUE	HX HB SX WX		105,722
BASE TAXABLE VALUE			47,391
TOTAL JUST VALUE			297,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1289/1734	1/21/2005	WD Q	Q	I		175,000
GRANTOR: BALDASARRA PAUL J & E						
GRANTEE: STEWART THOMAS W &						
1193/1665	12/08/2003	WD Q	Q	I		148,700
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: BALDASARRA PAUL & E						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11\$ S11 W36 S23	
FGR=[YR=2003] S24 E21 N24 W21\$ E21 S14 E9 FOP=[YR=2003] S2	
E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E13 N48\$.	

EXTRA FEATURES																
L N	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			5.20	100	2003	2003	3	82	3,641	
86149 MEADOWWOOD DR, YULEE																

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							