LOT 92
IN OR 1756/984
MEADOWFIELD #3 PB 6/321-323

BLACKSTOCK SHANE S
86017 MEADOWRIDGE COURT
YULEE, FL 32097

2025

38-2N-27-1332-0092-0000

BUILDING CHARACTERISTICS

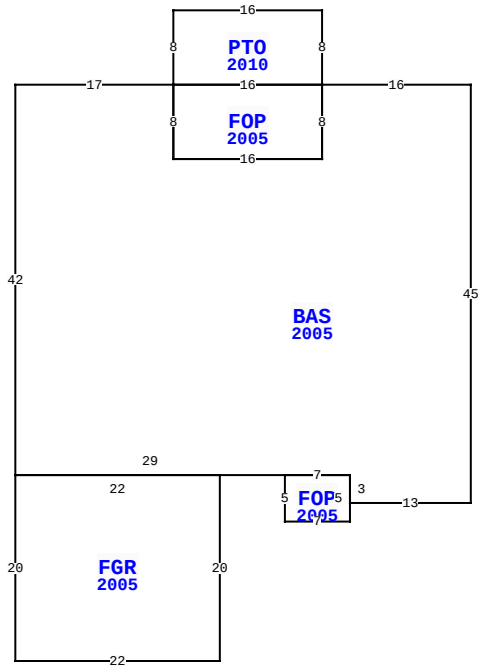
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,969	100	2005	1,969	233,250
FGR	440	55	2005	242	28,668
FOP	35	30	2005	10	1,185
FOP	128	30	2005	38	4,501
PTO	128	5	2010	6	710
TOTALS	2,700			2,265	268,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,265	96.1380	126.90	287,428	2005	2010	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2012 Heated Area: 1969 HX Base Yr 2012



86017 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		268,314
TOTAL MARKET OB/XF VALUE		4,319
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		337,633
SOH/AGL Deduction		167,599
ASSESSED VALUE		170,034
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,312
TOTAL JUST VALUE		337,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002746	REPAIR/RRF	23,000	05/18/2020
B23711	XFOB	2,399	06/01/2010
B13613	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1756/0984	9/06/2011	WD	Q	I	02	165,500
GRANTOR: GUAY JAMES & TIFFANY						
GRANTEE: BLACKSTOCK SHANE S						
1534/1085	11/07/2007	WD	Q	I	05	189,900
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: GUAY JAMES & TIFFAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2010] N8 W16 S8 FOP=[YR=2005] S8 E16 N8 W16$ E16$S8 W16 N8 W17 S42 FGR=[YR=2005] S20 E22 N20 W22$ E29 FOP=[YR=2005] S5 E7 N5 W7$ E7 S3 E13 N45$.

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	813.00	SF	5.20	5.20	100	2005	2005	3	84	3,551	
2	0910	SCRN RM L	0	100	16	8	128.00	SF	15.00	15.00	100	2010	2010	3	40	768	

LAND DESCRIPTION

TOTAL OB/XF 4,319

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	RES	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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS