LOT 93
IN OR 2239/643
MEADOWFIELD #3 PB 6/321-323

MONTESANO ROCCO & JOSEPHINE
86031 MEADOWRIDGE CT
YULEE, FL 32097

2025

38-2N-27-1332-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

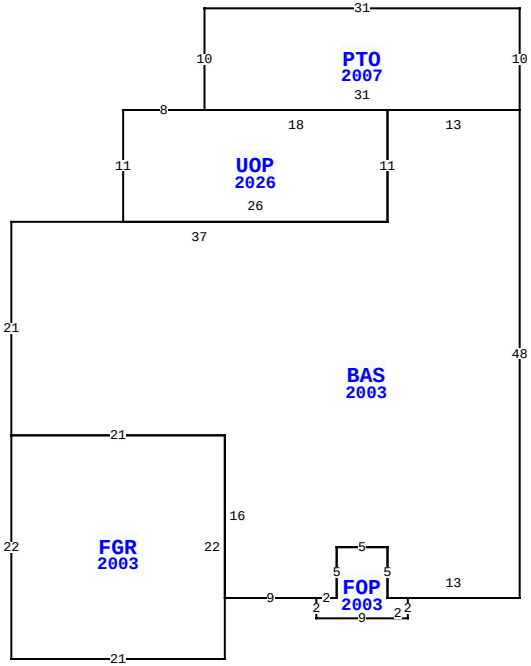
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2003	1,632	186,080
FGR	462	55	2003	254	28,961
FOP	43	30	2003	13	1,483
PTO	310	5	2007	16	1,824
UOP	286	20	2026	57	6,499
TOTALS	2,733			1,972	224,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,972	96.1380	126.90	250,247	2003	2003	0	0	0	10.15	89.85

1 SNGL FAM – 0% - 0 Heated Area: 1632 HX Base Yr



86031 MEADOWRIDGE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,847
TOTAL MARKET OB/XF VALUE	7,823
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	297,670
SOH/AGL Deduction	27,999
ASSESSED VALUE	269,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,671
TOTAL JUST VALUE	297,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310954	NEW CONSTR	132,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/0643	11/20/2018	WD	Q	I	01	220,000
GRANTOR: SIMMONS MICHAEL S & J						
GRANTEE: MONTESANO ROCCO & J						
1164/1476	8/22/2003	WD	Q	I		147,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SIMMONS MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W13 S11 W37 S21 E21 S16 E9 E2 N5 E5 S5 E13 N48 $
FGR=[YR=2003;ORIG=-50,32] S22 E21 N22 W21 $
PTO=[YR=2007;ORIG=0,0] W31 N10 E31 S10 $
FOP=[YR=2003;ORIG=-20,48] S2 E9 N2 W2 N5 W5 S5 W2 $
UOP=[YR=2026;ORIG=-13,0] W18 W8 S11 E26 N11 $
.

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	0	0	0	846.00	SF	5.20	5.20	100	2003	2003	3	82	3,607	
3	0471	VINYL FNC	0	0	0	0	216.00	LF	32.00	32.00	100	2004	2004	3	61	4,216	

LAND DESCRIPTION

TOTAL OB/XF 7,823

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS