

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	2,005	100	2005
FGR	399	55	2005
FOP	36	30	2005
PTO	182	5	2011
SFB	236	80	2011
TOTALS	2,858		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,433	97.8138	129.11	314,125	2005	2005	0	0	9.15	90.85

1 SNGL FAM - 0% - 2025 Heated Area: 2194 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			285,383
TOTAL MARKET OB/XF VALUE			3,324
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			353,707
SOH/AGL Deduction			0
ASSESSED VALUE			353,707
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,707
TOTAL JUST VALUE			353,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615132	ROOF	13,000	07/01/2016
B25447	ADDITION	8,544	12/01/2011
B13722	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1653/0975	12/11/2009	WD	Q	I	01	152,500
GRANTOR: MCKAY EARLE S						
GRANTEE: EMBREE JAMIE L						
1461/1941	11/29/2006	QC	Q	I	01	187,500
GRANTOR: MCKAY GLORIA E						
GRANTEE: MCKAY EARLE S & GLO						

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	0	0	0		5.20	100	2005	2005	3	84	3,324	

86065 MEADOWRIDGE CT, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W10 SFB=[YR=2011] N10 PTO=[YR=2011] N7 W26 S7 E26\$W26 S6E4 S2 E4 S2 E18\$ W18 N2 W4 N2 W4 N13 W23 S32 FGR=[YR=2005] S21 E19N21 W19\$ E19 S16 E9 FOP=[YR=2005] S4E9 N4 W9\$ E18 S5 E13 N36\$.											

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	000134	C	RES POND	0	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							