LOT 96
MEADOWFIELD #3 PB 6/321-323

WILLIAMSON RENTAL PROPERTIES LLC
505 CROSSWIND DR
FERNANDINA BEACH, FL 32034

2025

38-2N-27-1332-0096-0000

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		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

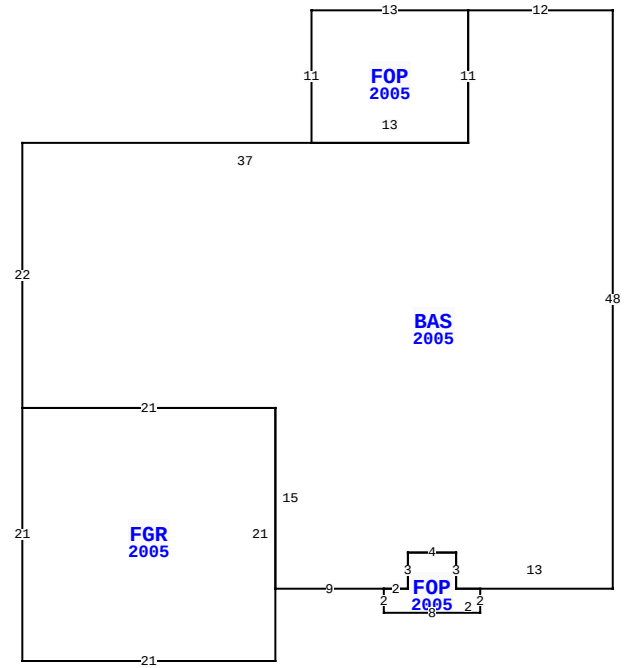
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100	2005	1,618	186,537
FGR	441	55	2005	243	28,015
FOP	28	30	2005	8	922
FOP	143	30	2005	43	4,958
TOTALS	2,230			1,912	220,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,912	96.1380	126.90	242,633	2005	2005	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2006 Heated Area: 1618 HX Base Yr 2006



86081 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		220,432
TOTAL MARKET OB/XF VALUE		3,433
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,865
SOH/AGL Deduction		140,440
ASSESSED VALUE		148,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,703
TOTAL JUST VALUE		288,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13439	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/297	1/16/2025	WD	Q	I	02	308,000
GRANTOR: KAMINSKI JOHN F & CLA						
GRANTEE: WILLIAMSON RENTAL P						
1299/0100	3/02/2005	WD	Q	I		164,500
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: KAMINSKI JOHN F & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12FOP=[YR=2005] W13S11E13 N11$ S11W37 S22
FGR=[YR=2005] S21 E21 N21 W21$ E21 S15 E9 FOP=[YR=2005] S2 E8
N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E13 N48$.

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	786.00	SF	5.20	5.20	100	2005	2005	3	84	3,433	

LAND DESCRIPTION

TOTAL OB/XF 3,433

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	000134	C	RES POND	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 08/10/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS