LOT 97
IN OR 1193/1832
MEADOWFIELD #3 PB 6/321-323

GLISSON GEORGE P & DAWN
86107 MEADOWRIDGE COURT
YULEE, FL 32097

2025

38-2N-27-1332-0097-0000

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 80
Interior Floo	08	SHT VINYL 20
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

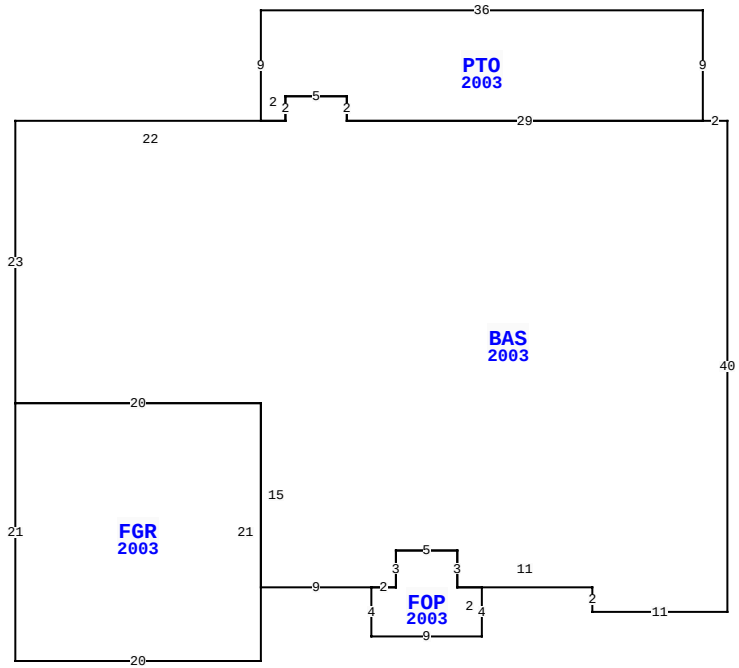
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2003	1,921	217,030
FGR	420	55	2003	231	26,098
FOP	51	30	2003	15	1,695
PTO	314	5	2003	16	1,808
TOTALS	2,706			2,183	246,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	95.2560	125.74	274,490	2003	2003	0	0	0	10.15	89.85

1 SNGL FAM – 100% - 2020 Heated Area: 1921 HX Base Yr



86107 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		246,629
TOTAL MARKET OB/XF VALUE		7,021
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		318,650
SOH/AGL Deduction		2,622
ASSESSED VALUE		316,028
TOTAL EXEMPTION VALUE	13	316,028
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		318,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15080	ADDITION	3,900	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/1832	12/08/2003	WD	Q	I		159,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: GLISSON GEORGE P &						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 PTO=[YR=2003] N9 W36 S9 E2 N2 E5 S2 E29 $ W29 N2 W5 S2 W22 S23 FGR=[YR=2003] S21 E20 N21 W20 $ E20 S15 E9 FOP=[YR=2003] S4 E9 N4 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E11 S2 E11 N40 $.

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	844.00	SF	5.20	5.20	100	2003	2003	3	82	3,599	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2003	2003	3	58	1,856	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
4	0755	FSP	0	100	25	9	225.00	SF	16.40	16.40	100	2005	2005	3	22	812	
5	0479	VF PICKET	0	100	0	0	100.00	LF	10.00	10.00	100	2003	2003	3	58	580	

LAND DESCRIPTION

TOTAL OB/XF 7,021

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 03/21/2019 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS