

LOT 99
IN OR 1261/715
MEADOWFIELD #3 PB 6/321-323

QUALLS IRENE
86153 MEADOWRIDGE COURT
YULEE, FL 32097

2025

38-2N-27-1332-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	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

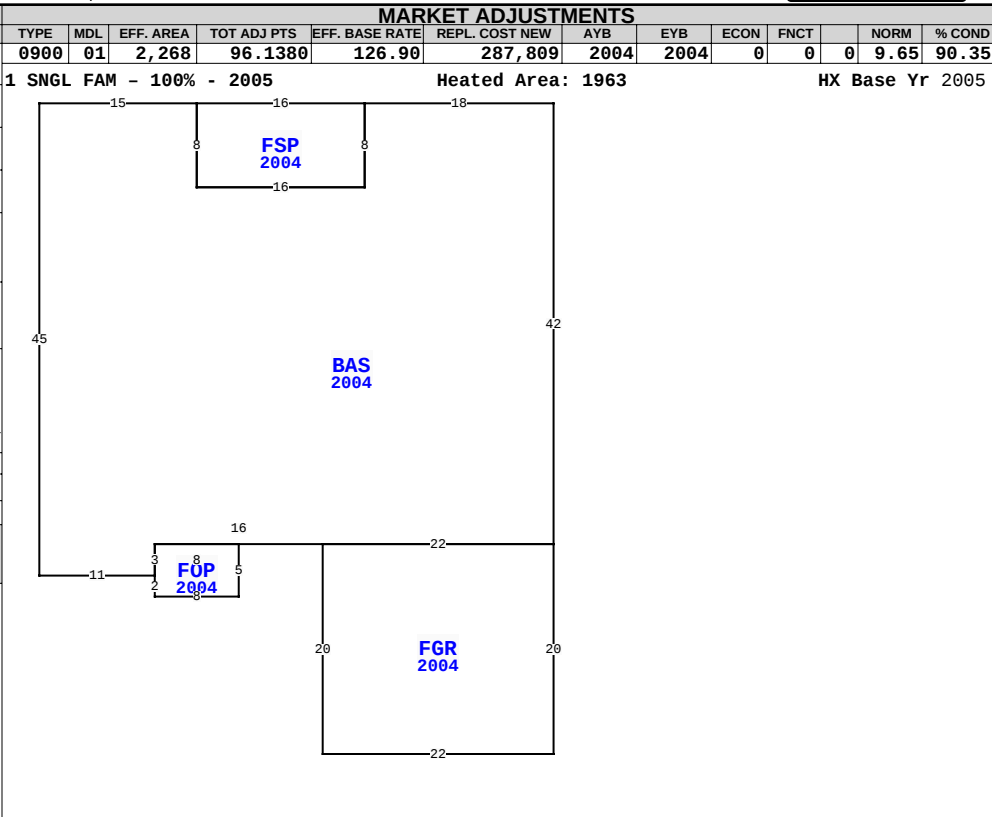
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	2004	1,963	225,066
FGR	440	55	2004	242	27,746
FOP	40	30	2004	12	1,376
FSP	128	40	2004	51	5,847

TOTALS	2,571			2,268	260,035
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	RSF-1	0.00	0.00	1.00



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

TOTAL OB/XF									
8,457									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,035	
TOTAL MARKET OB/XF VALUE		8,457	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		333,492	
SOH/AGL Deduction		159,987	
ASSESSED VALUE		173,505	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		117,783	
TOTAL JUST VALUE		333,492	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003504	REPAIR/RRF	13,000	04/20/2017
B24473	ADDITION	2,100	03/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1261/0715	9/23/2004	WD	Q	I		164,000	
GRANTOR: MATTAMY (JACKSONVILLE)							
GRANTEE: QUALLS JEFFERY & IR							
1201/1841	1/15/2004	WD	U	V	19	144,000	
GRANTOR: MEADOWFIELD JOINT VEN							
GRANTEE: MATTAMY (JAX) PARTN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FSP=[YR=2004] W16 S8 E16 N8\$ S8 W16 N8 W15 S45 E11 FOP=[YR=2004] S2 E8 N5 W8 S3\$ N3 E16 FGR=[YR=2004] S20 E22 N20 W22\$ E22 N42\$.									