

MAROTZ EDWIN H & PATRICIA LYNN
86169 MEADOWRIDGE COURT
YULEE, FL 32097

38-2N-27-1332-0101-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall10ABOVE AVG 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floor08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1.51.5 100
0 100
00NONE 100

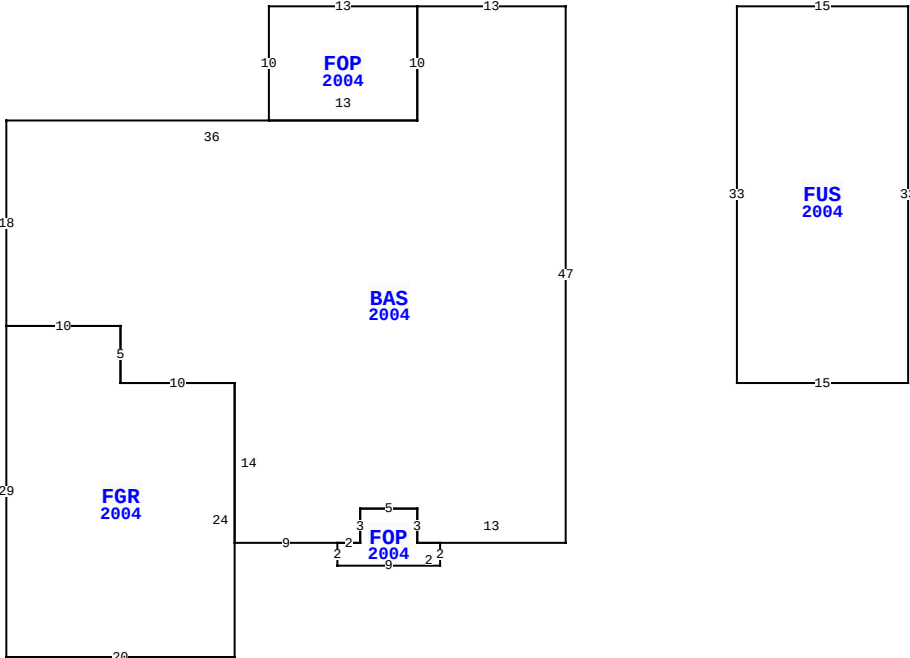
Quality01Quality Level 01
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	1,598	100	2004	1,598	186,582
FGR	530	55	2004	292	34,094
FOP	33	30	2004	10	1,167
FOP	130	30	2004	39	4,554
FUS	495	100	2004	495	57,796

TOTALS2,7862,434284,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,434	97.9020	129.23	314,546	2004	2004	0	0	9.65	90.35

1 SNGL FAM - 100% - 2005 Heated Area: 2093 HX Base Yr 2005

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		284,192
TOTAL MARKET OB/XF VALUE		3,168
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,360
SOH/AGL Deduction		172,974
ASSESSED VALUE		179,386
TOTAL EXEMPTION VALUE		HX HB VX 55,722
BASE TAXABLE VALUE		123,664
TOTAL JUST VALUE		352,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/1662	7/15/2004	WD	Q	I		174,300

GRANTOR:MATTAMY PARTNERSHIP
GRANTEE:MAROTZ EDWIN H & PA
1195/175712/17/2003WDUV19144,000
GRANTOR:MEADOWFIELD JOINT VEN
GRANTEE:MATTAMY PARTNERSHIP

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2004] W13 FOP=[YR=2004] W13 S10 E13 N10\$ S10 W36 S18 FGR=[YR=2004] S29 E20 N24 W10 N5 W10\$ E10 S5 E10 S14 E9 FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2\$ E2 N3 E5 S3 E13 N47\$ PTR=E15 FUS=[YR=2004] E15 S33 W15 N33\$ W15\$.															

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPH% TOT UNITADJPRICELANDOTHER ANDNOTESYEARDENSITYDECLFRZYRCNSRV
1000100CRES1000003RSF-10.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE08/04/2020BYNWATotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS