



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD 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	12	HARDWOOD 60	
Interior Floo	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
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		

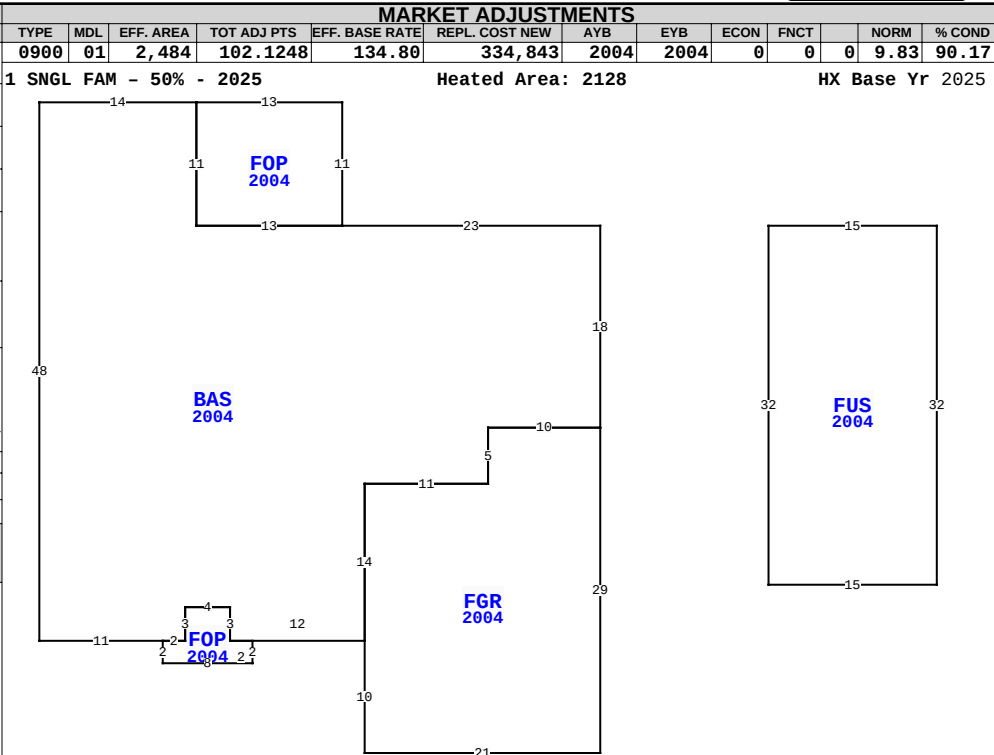
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	2004	1,648	200,313
FGR	554	55	2004	305	37,072
FOP	28	30	2004	8	972
FOP	143	30	2004	43	5,226
FUS	480	100	2004	480	58,344

TOTALS	2,853			2,484	301,928
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	50	0	0	779.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	50	0	0	377.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	50	0	0	665.00	SF	17.50	17.50	
4	0845	KOOL DECK	0	50	0	0	288.00	SF	7.25	7.25	
5	0877	JACUZZI	0	50	0	0	1.00	UT	2,000.00	2,000.00	
6	0940	SHEDS/PORT	0	50	15	15	225.00	SF	30.00	30.00	
7	0810	CONCRETE A	0	50	0	0	588.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	50	0003	RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	03/24/2021	BY	NWX
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86132 MEADOWRIDGE CT, YULEE

TOTAL OB/XF											
28,186											

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28,186											

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,928	
TOTAL MARKET OB/XF VALUE		28,186	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		395,114	
SOH/AGL Deduction		0	
ASSESSED VALUE		395,114	
TOTAL EXEMPTION VALUE		HA HAB	50,722
BASE TAXABLE VALUE		344,392	
TOTAL JUST VALUE		395,114	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,402	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009267	REPAIR/RRF	0	10/05/2020
B21653	XFOB	2,000	07/01/2008
B18623	SWIM POOL	9,120	10/01/2006
B18470	SWIM POOL	59,000	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2705/659	4/10/2024	WD	Q	I	02
GRANTOR: O'DONNELL SEAN PATRICK					
GRANTEE: RHODES KENDRA					
2128/1435	6/13/2017	WD	Q	I	02
GRANTOR: DATRI ALTA FAY PR OF					
GRANTEE: O'DONNELL SEAN PATRI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W23 FOP=[YR=2004] N11 W13 S11 E13\$ W13 N11 W14 S48 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=2004] S10 E21 N29 W10 S5 W11 S14\$ N14 E11 N5 E10 N18\$ PTR=E15 FUS=[YR=2004] E15 S32 W15 N32\$ W15\$.					