LOT 105
IN OR 1285/1016
MEADOWFIELD #3 PB 6/321-323

SUITA PAULA L & WALTER E
86114 MEADOWRIDGE CT
YULEE, FL 32097

2025

38-2N-27-1332-0105-0000

BUILDING CHARACTERISTICS

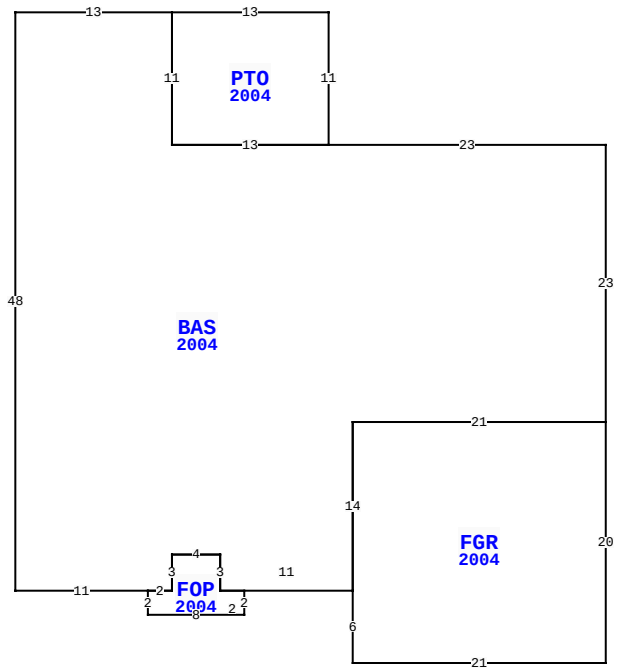
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,650	100	2004	1,650	189,179
FGR	420	55	2004	231	26,485
FOP	28	30	2004	8	917
PTO	143	5	2004	7	802
TOTALS	2,241			1,896	217,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,896	96.1380	126.90	240,602	2004	2004	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2025 Heated Area: 1650 HX Base Yr 2025



86114 MEADOWRIDGE CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,649
TOTAL MARKET OB/XF VALUE		7,063
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		298,712
SOH/AGL Deduction		0
ASSESSED VALUE		298,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,990
TOTAL JUST VALUE		298,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004508	ADDITION	23,952	03/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1016	1/04/2005	WD	U	I	21	161,300
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SUITA PAULA L & WAL						
1222/0216	4/13/2004	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 PTO=[YR=2004] N11 W13 S11 E13$ W13 N11 W13 S48 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11 FGR=[YR=2004] S6 E21 N20 W21 S14$ N14 E21 N23$.

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	2004	2004	3	83	3,392	
2	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	2022	2022	3	99	3,671	

LAND DESCRIPTION

TOTAL OB/XF 7,063

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	000100	C	RES	100		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 07/18/2022 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

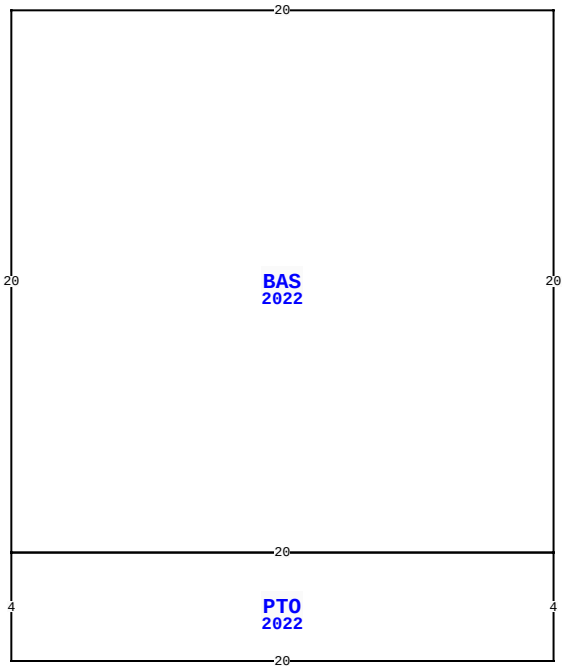
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2022	400	9,173
PTO	80	5	2022	4	92
TOTALS	480			404	9,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	404	63.2500	23.40	9,454	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 400 HX Base Yr 2025



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BUILDING DIMENSIONS

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/18/2022 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS