LOT 106
IN OR 2148/640
MEADOWFIELD #3 PB 6/321-323

MUSIC YANCEY & SARAH
86102 MEADOWRIDGE COURT
YULEE, FL 32097

2025

38-2N-27-1332-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

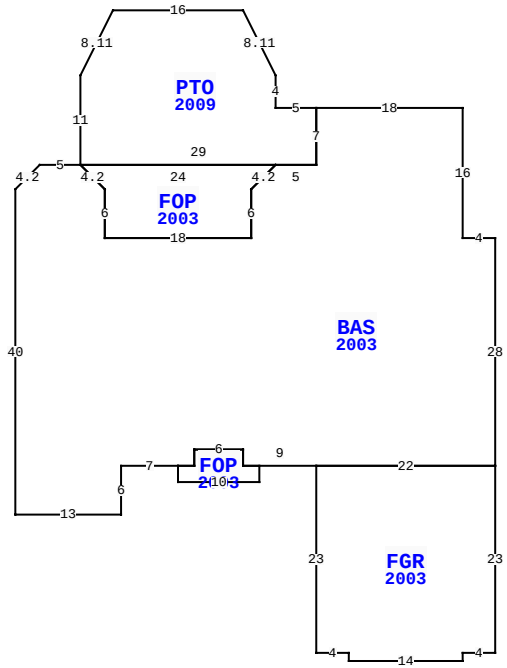
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,164	100	2003	2,164	248,428
FGR	520	55	2003	286	32,833
FOP	32	30	2003	10	1,148
FOP	171	30	2003	51	5,855
PTO	459	5	2009	23	2,640
TOTALS	3,346			2,534	290,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	94.1760	124.31	315,002	2003	2008	0	0	0	7.65	92.35

1 SNGL FAM – 100% - 2018 Heated Area: 2164 HX Base Yr 2018



86102 MEADOWRIDGE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,904
TOTAL MARKET OB/XF VALUE		4,402
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		360,306
SOH/AGL Deduction		145,652
ASSESSED VALUE		214,654
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,932
TOTAL JUST VALUE		360,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310995	NEW CONSTR	162,892	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/0640	9/27/2017	WD	Q	I	01	212,000
GRANTOR: DAUBLE BRADLEY W & SO						
GRANTEE: MUSIC YANCEY & SARA						
1669/1601	3/19/2010	WD	U	I	12	170,000
GRANTOR: FANNIE MAE						
GRANTEE: DAUBLE BRADLEY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W4 N16 W18 PTO=[YR=2009] W5 N4 U8 L4 W16
D8 L4 S11 FOP=[YR=2003] D3 R3 S6 E18 N6 U3 R3 W24 $ E29
N7 $ S7 W5 D3 L3 S6 W18 N6 U3 L3 W5 D3 L3 S40 E13 N6 E7
FOP=[YR=2003] S2 E10 N2 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E09
FGR=[YR=2003] S23 E4 S1 E14 N1 E4 N23 W22 $ E22 N28 $.

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	0812	CONCRETE C	0	100	0	0	1,342.00	SF	4.00	4.00	100	2003	2003	3	82	4,402	

LAND DESCRIPTION

TOTAL OB/XF 4,402

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	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 08/05/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS