LOT 108
IN OR 1578/35
MEADOWFIELD #3 PB 6/321-323

MILLER LESLIE M LANDTROOP
86072 MEADOWRIDGE COURT
YULEE, FL 32097

2025

38-2N-27-1332-0108-0000

BUILDING CHARACTERISTICS

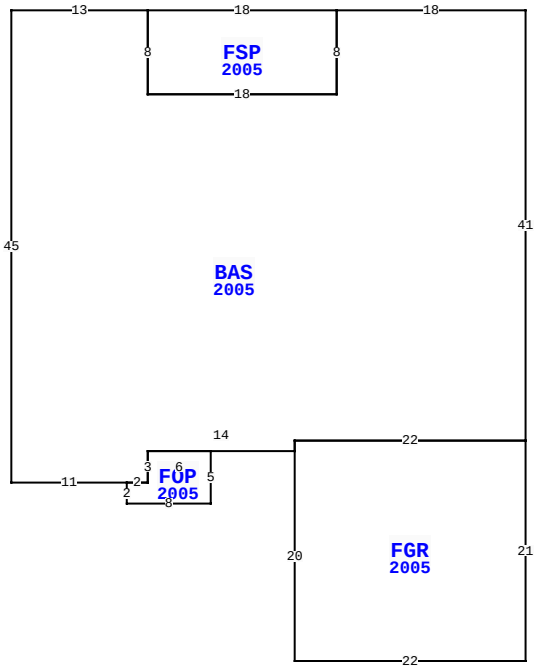
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,931	100	2005	1,931	222,622
FGR	462	55	2005	254	29,284
FOP	34	30	2005	10	1,153
FSP	144	40	2005	58	6,687
TOTALS	2,571			2,253	259,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,253	96.1380	126.90	285,906	2005	2005	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2008 Heated Area: 1931 HX Base Yr 2008



86072 MEADOWRIDGE CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,746
TOTAL MARKET OB/XF VALUE		3,551
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,297
SOH/AGL Deduction		160,150
ASSESSED VALUE		168,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,425
TOTAL JUST VALUE		328,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001185	REPAIR/RRF	14,000	02/15/2017
AP036332	NEW CONSTR	143,362	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1578/0035	7/22/2008	QC	Q	I	01	100
GRANTOR: LANDTROOP MICHAEL DAN						
GRANTEE: LANDTROOP LESLIE MA						
1183/1917	10/27/2003	WD	Q	I		161,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: LANDTROOP MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] W18 S8 E18 N8$ S8 W18 N8 W13 S45 E11 FOP=[YR=2005] S2 E8 N5 W6 S3 W2$ E2 N3 E14 FGR=[YR=2005] S20 E22 N21 W22 S1$ N1 E22 N41$.

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	813.00	SF	5.20	5.20	100	2005	2005	3	84	3,551	

LAND DESCRIPTION

TOTAL OB/XF 3,551

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS