LOT 109
MEADOWFIELD #3 PB 6/321-323

MAINO ROBERT A
102 LEAKES LN
ZION CROSSROADS, VA 22942

2025

38-2N-27-1332-0109-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

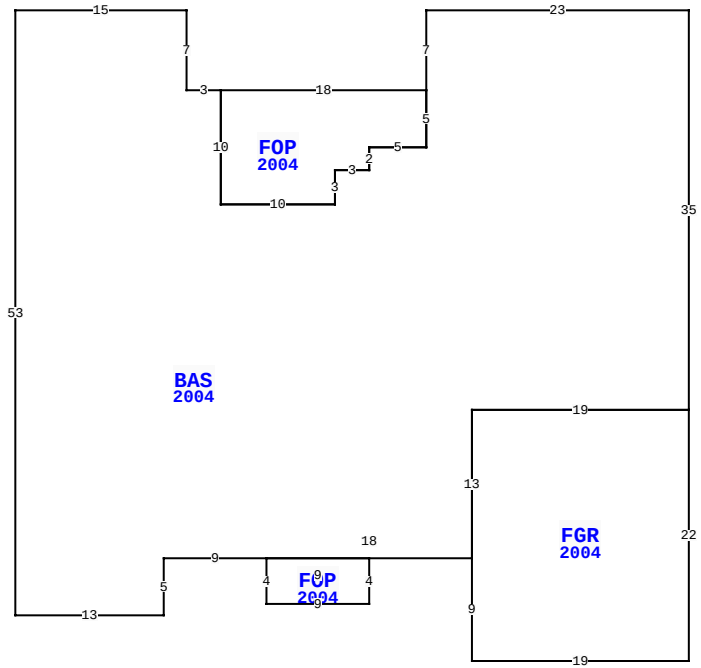
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,357	100	2004	2,357	274,544
FGR	418	55	2004	230	26,791
FOP	36	30	2004	11	1,281
FOP	146	30	2004	44	5,125
TOTALS	2,957			2,642	307,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	95.0400	125.45	331,439	2004	2009	0	0	0	7.15	92.85

1 SNGL FAM – 0% - 0 Heated Area: 2357 HX Base Yr



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

86056 MEADOWRIDGE CT, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,741
TOTAL MARKET OB/XF VALUE	12,626
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	385,367
SOH/AGL Deduction	8,307
ASSESSED VALUE	377,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,060
TOTAL JUST VALUE	385,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1651	8/20/2020	WD	Q	I	01	295,000
GRANTOR: PAISLEY TRUST						
GRANTEE: MAINO ROBERT A						
2360/0494	4/29/2020	WD	U	I	11	100
GRANTOR: PAISLEY JOSEPH M						
GRANTEE: PAISLEY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 S7 FOP=[YR=2004] W18 S10 E10 N3 E3 N2 E5 N5$ S5 W5 S2 W3 S3 W10 N10 W3 N7 W15 S53 E13 N5 E9 FOP=[YR=2004] S4 E9 N4 W9$ E18 FGR=[YR=2004] S9 E19 N22 W19 S13 $ N13 E19 N35$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	783.00	SF	5.20	5.20	100	2004	2004	3	83	3,379	
3	0476	VF 6 SBPL	0	0	0	0	228.00	LF	32.00	32.00	100	2014	2014	3	85	6,202	

LAND DESCRIPTION

TOTAL OB/XF 12,626

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	0		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