LOT 111
IN OR 1308/1241
MEADOWFIELD #3 PB 6/321-323

BRUNJES WILLIAM & YOLANDE
86024 MEADOWRIDGE COURT
YULEE, FL 32097

2025

38-2N-27-1332-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

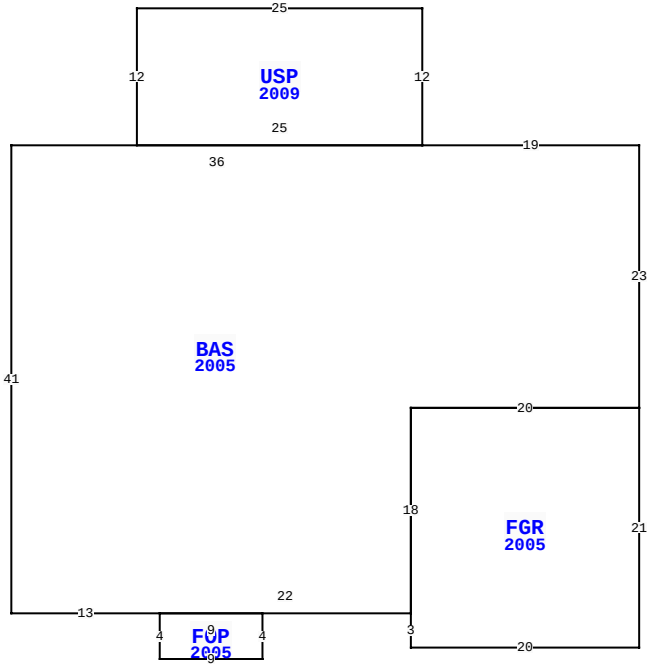
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,895	100	2005	1,895	247,144
FGR	420	55	2005	231	30,127
FOP	36	30	2005	11	1,435
USP	300	30	2009	90	11,738
TOTALS	2,651			2,227	290,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	104.1642	137.50	306,212	2005	2013	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2006 Heated Area: 1895 HX Base Yr 2006



86024 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		290,442
TOTAL MARKET OB/XF VALUE		4,039
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,481
SOH/AGL Deduction		189,930
ASSESSED VALUE		169,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,829
TOTAL JUST VALUE		359,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005176	WINDOWS	20,000	04/26/2021
20005782	ROOF	0	07/20/2020
B14025	NEW CONSTR	0	12/01/2004
E0414093	ELEC OTHER	2,000	12/01/2004
M0409095	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1241	4/11/2005	WD	Q	I		176,400
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: BRUNJES WILLIAM & Y						
1229/0124	5/10/2004	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 USP=[YR=2009] N12 W25 S12 E25$ W36 S41 E13 FOP=[YR=2005] S4 E9 N4 W9$ E22 FGR=[YR=2005] S3 E20 N21 W20 S18$ N18 E20 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	0812	CONCRETE C	0	100	0	0	1,202.00	SF	4.00	4.00	100	2005	2005	3	84	4,039	

LAND DESCRIPTION

TOTAL OB/XF 4,039

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 12/03/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS