LOT 93
IN OR 2239/643
MEADOWFIELD #3 PB 6/321-323

MONTESANO ROCCO & JOSEPHINE
86031 MEADOWRIDGE CT
YULEE, FL 32097

2026

38-2N-27-1332-0093-0000

BUILDING CHARACTERISTICS

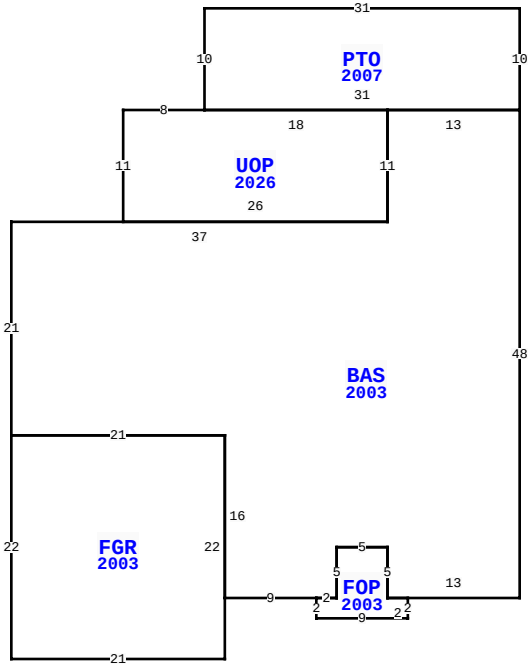
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,632	100	2003	1,632	188,092
FGR	462	55	2003	254	29,274
FOP	43	30	2003	13	1,498
PTO	310	5	2007	16	1,844
UOP	286	20	2026	57	6,569
TOTALS	2,733			1,972	227,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	122.8430	128.99	254,368	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 0% - 0 Heated Area: 1632 HX Base Yr



86031 MEADOWRIDGE CT, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,278
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	292,278
SOH/AGL Deduction	0
ASSESSED VALUE	292,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,278
TOTAL JUST VALUE	292,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310954	NEW CONSTR	132,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/0643	11/20/2018	WD	Q	I	01	220,000
GRANTOR: SIMMONS MICHAEL S & J						
GRANTEE: MONTESANO ROCCO & J						
1164/1476	8/22/2003	WD	Q	I		147,700
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: SIMMONS MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W13 S11 W37 S21 E21 S16 E9 E2 N5 E5 S5 E13 N48 $
FGR=[YR=2003;ORIG=-50,32] S22 E21 N22 W21 $
PTO=[YR=2007;ORIG=0,0] W31 N10 E31 S10 $
FOP=[YR=2003;ORIG=-20,48] S2 E9 N2 W2 N5 W5 S5 W2 $
UOP=[YR=2026;ORIG=-13,0] W18 W8 S11 E26 N11 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS