LOT 94
MEADOWFIELD #3 PB 6/321-323

TESTAGROSE FRANK ANTHONY
86049 MEADOWRIDGE CT
YULEE, FL 32097

2026

38-2N-27-1332-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

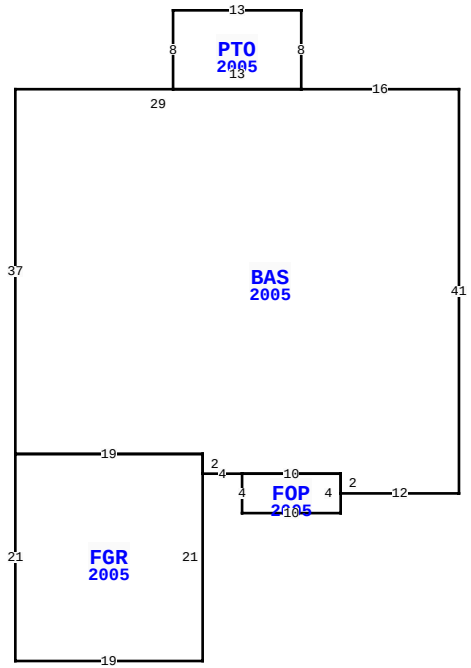
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,741	100	2005	1,741	219,826
FGR	399	55	2005	219	27,652
FOP	40	30	2005	12	1,515
PTO	104	5	2005	5	632
TOTALS	2,284			1,977	249,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	133.0987	139.75	276,286	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2025 Heated Area: 1741 HX Base Yr 2025



86049 MEADOWRIDGE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,624
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,669
SOH/AGL Deduction		46,801
ASSESSED VALUE		270,868
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,457
TOTAL JUST VALUE		317,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008495	ADDITION	34,000	08/11/2021
17008181	REPAIR/RRF	9,835	09/15/2017
B13611	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1676	9/23/2024	WD	Q	I	01	352,000
GRANTOR: WILLIAMS CLAYTON A &						
GRANTEE: TESTAGROSE FRANK AN						
2274/1683	5/01/2019	WD	Q	I	01	229,900
GRANTOR: METTS JEREMY R & KATH						
GRANTEE: WILLIAMS CLAYTON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N8 W13 S8 E13$ W29 S37
FGR=[YR=2005] S21 E19 N21 W19$ E19 S2 E4 FOP=[YR=2005] S4 E10 N4 W10$ E10 S2 E12 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000134	C	RES POND	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 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