LOT 95
IN OR 1653/975
MEADOWFIELD #3 PB 6/321-323

EMBREE JAMIE L
76402 TIMBERCREEK BLVD
YULEE, FL 32097

2026

38-2N-27-1332-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

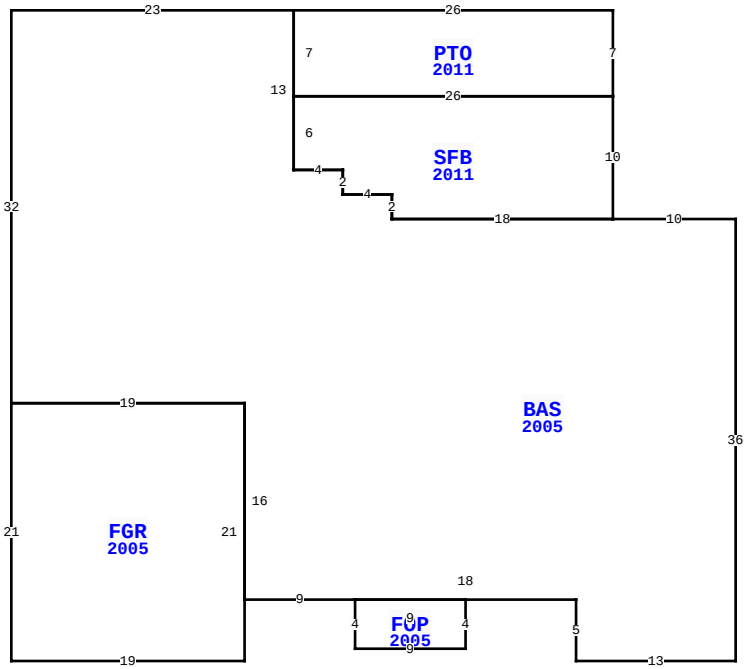
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,005	100	2005	2,005	237,725
FGR	399	55	2005	219	25,966
FOP	36	30	2005	11	1,305
PTO	182	5	2011	9	1,067
SFB	236	80	2011	189	22,409
TOTALS	2,858			2,433	288,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	124.9843	131.23	319,283	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2025 Heated Area: 2194 HX Base Yr



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

86065 MEADOWRIDGE CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	288,472
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	353,472
SOH/AGL Deduction	0
ASSESSED VALUE	353,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,472
TOTAL JUST VALUE	353,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615132	ROOF	13,000	07/01/2016
B25447	ADDITION	8,544	12/01/2011
B13722	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1653/0975	12/11/2009	WD	Q	I	01	152,500
GRANTOR: MCKAY EARLE S						
GRANTEE: EMBREE JAMIE L						
1461/1941	11/29/2006	QC	Q	I	01	187,500
GRANTOR: MCKAY GLORIA E						
GRANTEE: MCKAY EARLE S & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 SFB=[YR=2011] N10 PTO=[YR=2011] N7 W26 S7 E26$W26 S6E4 S2 E4 S2 E18$ W18 N2 W4 N2 W4 N13 W23 S32 FGR=[YR=2005] S21 E19N21 W19$ E19 S16 E9 FOP=[YR=2005] S4E9 N4 W9$ E18 S5 E13 N36$.

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	000134	C	RES POND	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