LOT 97
MEADOWFIELD #3 PB 6/321-323

GLISSON GEORGE P
86107 MEADOWRIDGE COURT
YULEE, FL 32097

2026

38-2N-27-1332-0097-0000

BUILDING CHARACTERISTICS

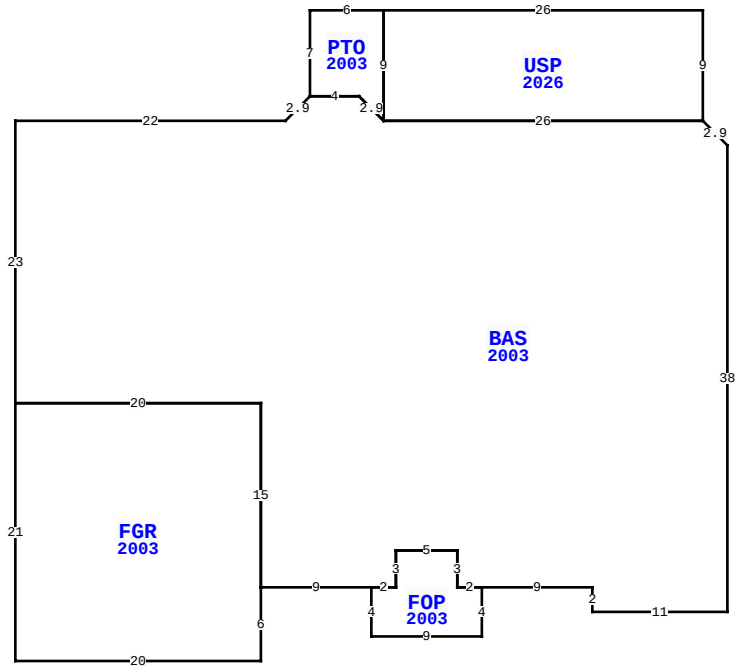
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,921	100	2003	1,921	218,916
FGR	420	55	2003	231	26,325
FOP	51	30	2003	15	1,709
PTO	44	5	2003	2	228
USP	234	30	2026	70	7,977
TOTALS	2,670			2,239	255,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	121.7160	127.80	286,144	2003	2003	0	0	0	10.83	89.17

1 SINGLE FAM 100% - 2020 Heated Area: 1921 HX Base Yr



86107 MEADOWRIDGE CT, YULEE

BLD DATE		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		255,155
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		320,155
SOH/AGL Deduction		0
ASSESSED VALUE		320,155
TOTAL EXEMPTION VALUE	13	320,155
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		320,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15080	ADDITION	3,900	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1458	11/12/2025	SW	U	I	11	100
GRANTOR: GLISSON DAWN						
GRANTEE: GLISSON GEORGE P						
1193/1832	12/08/2003	WD	Q	I		159,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: GLISSON GEORGE P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,2] U2L2 W26 U2L2 W4 D2L2 W22 S23 E20 S15 E9 E2 N3 E5 S3 E2 E9 S2 E11 N38 $
FGR=[YR=2003;ORIG=-58,23] S21 E20 N6 N15 W20 $
PTO=[YR=2003;ORIG=-28,-9] W6 S7 E4 D2R2 N9 $
FOP=[YR=2003;ORIG=-29,38] S4 E9 N4 W2 N3 W5 S3 W2 $
USP=[YR=2026;ORIG=-2,0] W26 N9 E26 S9 $
.

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	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