LOT 98
IN OR 1257/771
MEADOWFIELD #3 PB 6/321-323

TURNER KEVIN J & VALERIE L
86127 MEADOWRIDGE COURT
YULEE, FL 32097

2026

38-2N-27-1332-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

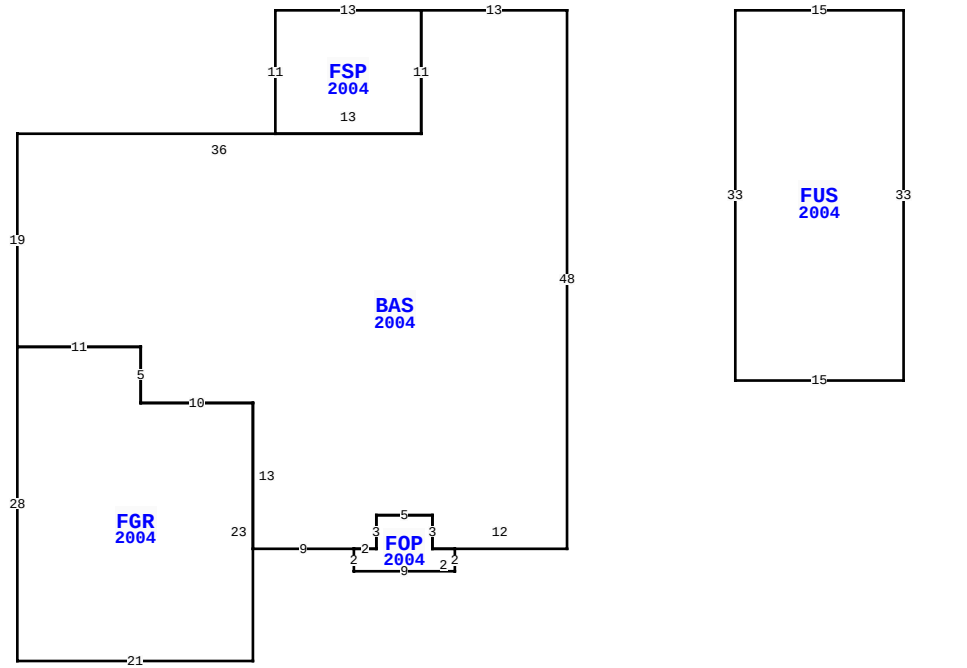
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,613	100	2004	1,613	189,000
FGR	538	55	2004	296	34,683
FOP	33	30	2004	10	1,172
FSP	143	40	2004	57	6,679
FUS	495	100	2004	495	58,001
TOTALS	2,822			2,471	289,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	124.2000	130.41	322,243	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2005 Heated Area: 2108 HX Base Yr 2005



86127 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		289,535
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		354,535
SOH/AGL Deduction		166,927
ASSESSED VALUE		187,608
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,197
TOTAL JUST VALUE		354,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001453	REPAIR/RRF	12,400	02/23/2017
B0412415	NEW CONSTR	179,579	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/0771	9/08/2004	WD	Q	I		173,900
GRANTOR: MATTAMY PARTNERSHIP						
GRANTEE: TURNER KEVIN J & VA						
1195/1757	12/17/2003	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY PARTNERSHIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2004] W13 S11 E13 N11$ S11 W36 S19
FGR=[YR=2004] S28 E21 N23 W10 N5 W11$ E11 S5 E10 S13 E9
FOP=[YR=2004] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N48$
PTR=E15 FUS=[YR=2004] E15 S33 W15 N33$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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