LOT 99
IN OR 1261/715
MEADOWFIELD #3 PB 6/321-323

QUALLS IRENE
86153 MEADOWRIDGE COURT
YULEE, FL 32097

2026

38-2N-27-1332-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

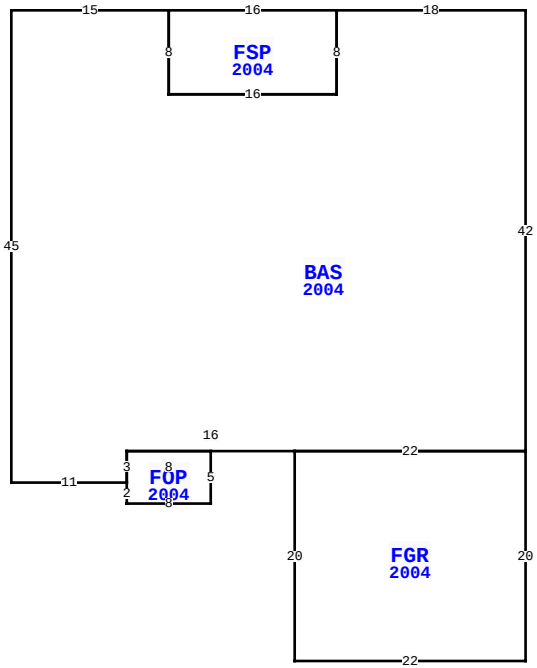
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,963	100	2004	1,963	227,506
FGR	440	55	2004	242	28,048
FOP	40	30	2004	12	1,391
FSP	128	40	2004	51	5,910
TOTALS	2,571			2,268	262,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	122.8430	128.99	292,549	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2005 Heated Area: 1963 HX Base Yr 2005



86153 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		262,855
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		330,865
SOH/AGL Deduction		152,675
ASSESSED VALUE		178,190
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		121,779
TOTAL JUST VALUE		330,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003504	REPAIR/RRF	13,000	04/20/2017
B24473	ADDITION	2,100	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1261/0715	9/23/2004	WD	Q	I		164,000
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: QUALLS JEFFERY & IR						
1201/1841	1/15/2004	WD	U	V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JAX) PARTN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] W16 S8 E16 N8$ S8 W16 N8 W15 S45 E11 FOP=[YR=2004] S2 E8 N5 W8 S3$ N3 E16 FGR=[YR=2004] S20 E22 N20 W22$ E22 N42$.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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