LOT 109
MEADOWFIELD #3 PB 6/321-323

MAINO ROBERT A
102 LEAKES LN
ZION CROSSROADS, VA 22942

2026

38-2N-27-1332-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

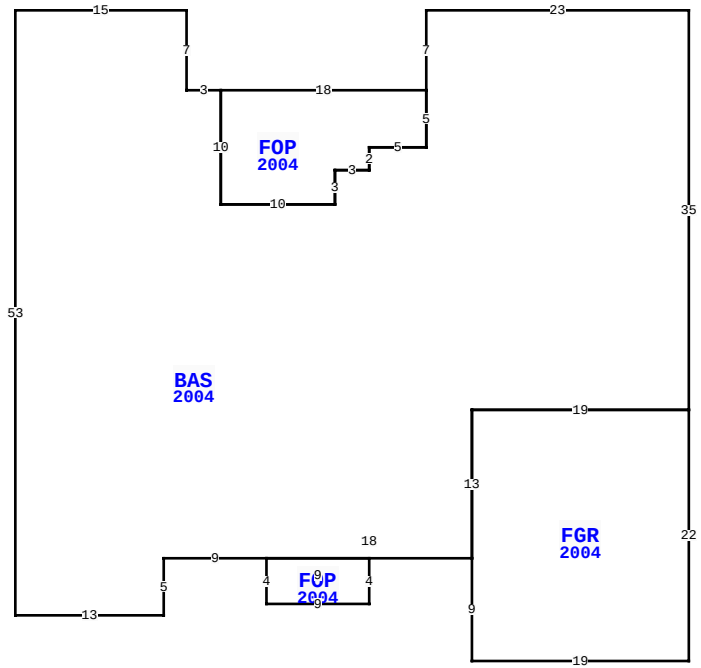
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,357	100	2004	2,357	279,049
FGR	418	55	2004	230	27,230
FOP	36	30	2004	11	1,302
FOP	146	30	2004	44	5,209
TOTALS	2,957			2,642	312,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	125.7456	132.03	348,823	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 0% - 0 Heated Area: 2357 HX Base Yr



86056 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	312,790
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	380,800
SOH/AGL Deduction	0
ASSESSED VALUE	380,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,800
TOTAL JUST VALUE	380,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2386/1651	8/20/2020	WD	Q	I	01	295,000
GRANTOR: PAISLEY TRUST						
GRANTEE: MAINO ROBERT A						
2360/0494	4/29/2020	WD	U	I	11	100
GRANTOR: PAISLEY JOSEPH M						
GRANTEE: PAISLEY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 S7 FOP=[YR=2004] W18 S10 E10 N3 E3 N2 E5 N5$ S5 W5 S2 W3 S3 W10 N10 W3 N7 W15 S53 E13 N5 E9 FOP=[YR=2004] S4 E9 N4 W9$ E18 FGR=[YR=2004] S9 E19 N22 W19 S13 $ N13 E19 N35$.

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	0	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	000100	C	RES	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