LOT 110
MEADOWFIELD #3 PB 6/321-323

WANG JAMES H L/E/
86038 MEADOWRIDGE COURT
YULEE, FL 32097

2026

38-2N-27-1332-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

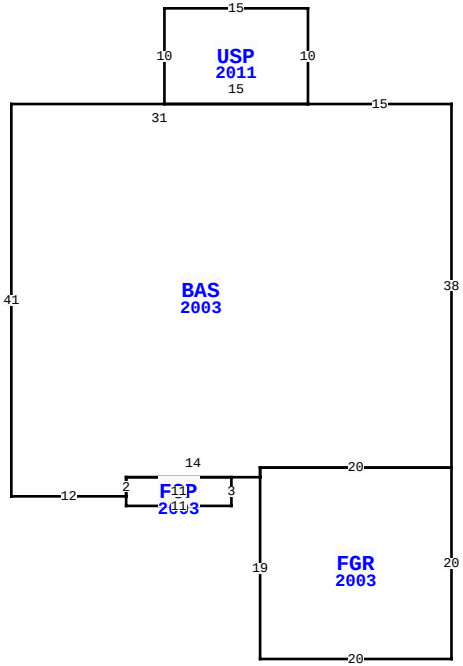
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,798	100	2003	1,798	207,118
FGR	400	55	2003	220	25,343
FOP	33	30	2003	10	1,152
USP	150	30	2011	45	5,184
TOTALS	2,381			2,073	238,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	125.0970	131.35	272,289	2003	2003	0	0	0	12.30	87.70

1 SINGLE FAM 100% - 2004 Heated Area: 1798 HX Base Yr 2004



86038 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		238,797
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,772
SOH/AGL Deduction		142,945
ASSESSED VALUE		163,827
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,416
TOTAL JUST VALUE		306,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24644	ADDITION	3,125	04/01/2011
B0310952	NEW CONSTR	126,918	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0189	4/16/2021	QC	U	I	11	100
GRANTOR: WANG JAMES H L/E						
GRANTEE: WANG PAM						
2273/1816	4/30/2019	LE	U	I	11	100
GRANTOR: WANG JAMES H						
GRANTEE: WANG EDWARD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 USP=[YR=2011] N10 W15 S10 E15 $ W31 S41 E12 FOP=[YR=2003] S1 E11 N3 W11 S2 $ N2 E14 FGR=[YR=2003] S19 E20 N20 W20 S1 $ N1 E20 N38 $.

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	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	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