LOT 122
MEADOWFIELD #3 PB 6/321-323

GNIADEK PATRICK & JAIMEE
12609 TIMONIUM TERRACE
NORTH POTOMAC, MD 20878

2026

38-2N-27-1332-0122-0000

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	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

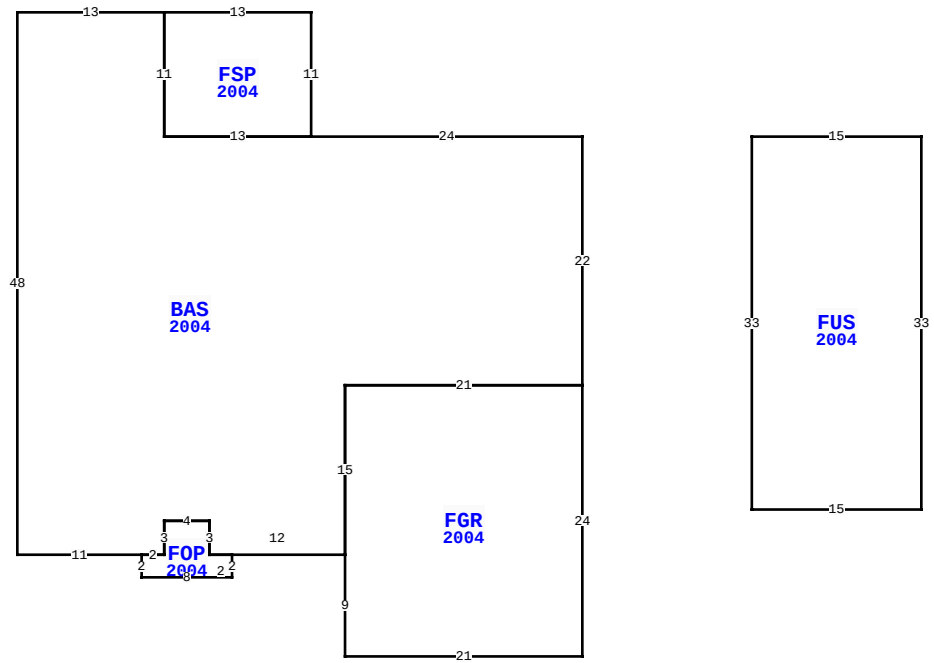
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2004	1,666	197,636
FGR	504	55	2004	277	32,860
FOP	28	30	2004	8	949
FSP	143	40	2004	57	6,762
FUS	495	100	2004	495	58,721
TOTALS	2,836			2,503	296,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,503	125.7456	132.03	330,471	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 0% - 0 Heated Area: 2161 HX Base Yr



86086 MEADOWWOOD DR, YULEE

BLD DATE	03/03/2023	NW	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	296,928
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	361,928
SOH/AGL Deduction	0
ASSESSED VALUE	361,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,928
TOTAL JUST VALUE	361,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412451	NEW CONSTR	167,900	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/1492	7/22/2020	WD	Q	I	01	295,000
GRANTOR: OTT RICHARD T JR & DO						
GRANTEE: GNIADEK PATRICK & J						
1985/1177	5/27/2015	WD	Q	I	01	197,000
GRANTOR: BABSON NATALIE E						
GRANTEE: OTT RICHARD T JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 FSP=[YR=2004] N11 W13 S11 E13$ W13 N11 W13 S48 E11 FOP=[YR=2004] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 FGR=[YR=2004] S9 E21 N24 W21 S15$ N15 E21 N22$ PTR=E15 FUS=[YR=2004] E15 S33 W15 N33$ W15$.

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	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