LOT 3
IN OR 1610/300
MEADOWFIELD UNIT 1-A PB 6/148

IHLENDORF JON T
8648 RIVERWOOD DRIVE
YULEE, FL 32097

**2023**

**38-2N-27-1331-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

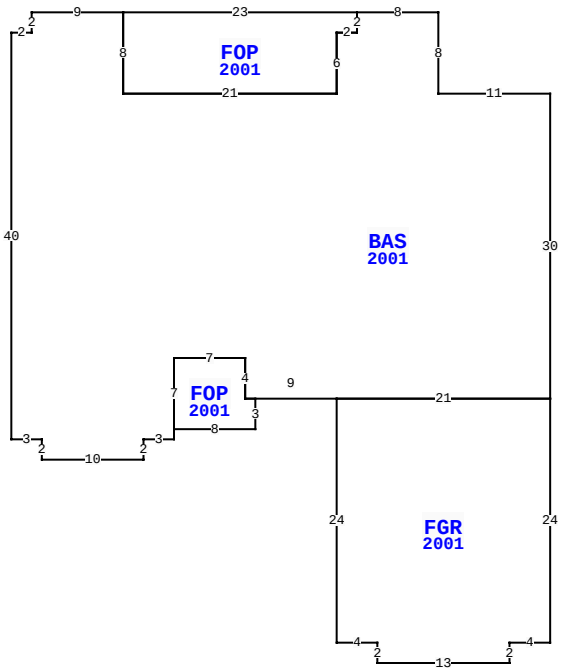
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4045.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,806 | 100 | 1,806 | 201,222 |
| FGR | 530 | 55 | 292 | 32,534 |
| FOP | 52 | 30 | 16 | 1,783 |
| FOP | 172 | 30 | 52 | 5,793 |
| TOTALS | 2,560 | | 2,166 | 241,332 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,166 | 104.8306 | 124.49 | 269,645 | 2001 | 2001 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2010 Heated Area: 1806 HX Base Yr 2010




8648 RIVERWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 241,332 |
| TOTAL MARKET OB/XF VALUE | | 7,057 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 313,389 |
| SOH/AGL Deduction | | 157,092 |
| ASSESSED VALUE | | 156,297 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 106,297 |
| TOTAL JUST VALUE | | 313,389 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 246,511 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B007798 | NEW CONSTR | 107,616 | 12/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1610/0300 | 2/27/2009 | WD | Q | I | 01 | 169,000 |
| GRANTOR: SZEWCZUK SUSAN | | | | | | |
| GRANTEE: IHLENDORF JON T | | | | | | |
| 1188/0881 | 11/13/2003 | QC | U | I | 01 | 100 |
| GRANTOR: SZEWCZUK MICHAEL J | | | | | | |
| GRANTEE: SZEWCZUK SUSAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W11 N8 W8 FOP=[YR=2001] W23 S8 E21 N6 E2 N2 $ S2 W2 S6 W21 N8 W9 S2 W2 S40 E3 S2 E10 N2 E3 N1FOP=[YR=2001] E8 N3 W1 N4 W7 S7 $ N7 E7 S4 E9 FGR=[YR=2001] S24 E4 S2 E13 N2 E4 N24 W21 $ E21 N30 $ .

### 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 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 949.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 82 | 4,047 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,057

| 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 | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 09/21/2018 BY SB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS