

LOT 4
IN OR 2136/154
MEADOWFIELD UNIT 1-A PB 6/148

PRESS BRANDON M & SHANNON M
8662 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 80	0900	01	2,366	115.4440	137.09	324,355	1999	1999	0	0	0	11.10	88.90	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2018													Heated Area: 1987													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2018													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
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	1,987	100	1,987	242,162																									
FGR	608	55	334	40,706																									
FOP	137	30	41	4,997																									
PTO	80	5	4	487																									
TOTALS			2,812	2,366	288,352																								
EXTRA FEATURES															8662 RIVERWOOD DR, YULEE														
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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940													
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1999	1999	3	79	339													
3	0812	CONCRETE C	0	100	52	27	1,404.00	SF	4.00	4.00	100	1999	1999	3	79	4,437													
4	0471	VINYL FNC	0	100	0	0	126.00	LF	32.00	32.00	100	2004	2004	3	66	2,661													
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396													
6	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	2000	2000	3	20	102													
TOTAL OB/XF															10,875														
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	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 04/25/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													

VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										288,352									
TOTAL MARKET OB/XF VALUE										10,875									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										364,227									
SOH/AGL Deduction										176,915									
ASSESSED VALUE										187,312									
TOTAL EXEMPTION VALUE										HX HB VX 55,000									
BASE TAXABLE VALUE										132,312									
TOTAL JUST VALUE										364,227									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										285,476									
PERMIT NUM										DESCRIPTION									
E0209917										NEW CONSTR									
AMT										2,000									
ISSUED										07/01/2002									
SALES DATA																			
OFF RECORD Number										DATE									
2136/0154										7/17/2017									
TYPE INST										Q U									
V I										I									
RSN CD										01									
SALE PRICE										240,000									
GRANTOR: HOLTON BOBBY L JR																			
GRANTEE: PRESS BRANDON M & S																			
2072/0770										9/12/2016									
QC U										I 11									
GRANTOR: HOLTON BOBBY L JR & M																			
GRANTEE: HOLTON BOBBY L JR																			
BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=1999] W30 PTO=[YR=1999] N8 W10 S8 E10\$ W19 S41																			
FOP=[YR=1999] S6 E19 FGR=[YR=1999] S13 E11 S2 E19 N21 W29 D1																			
L1 S5\$ N5 U1 R1 U3 L3 W6 S3 W11\$ E11 N3 E6 D3 R3 E29																			
N41\$.																			