

LOT 6
IN OR 934/1812
MEADOWFIELD UNIT 1-A PB 6/148

OGDEN PAMELA G
8694 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0006-0000



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 4															
Exterior Wall	10	ABOVE AVG 80	0900	01	2,505	101.7792	120.86	302,754	2000	2000	0	0	11.70	88.30	VALUATION BY STANDARD															
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2001													Heated Area: 2205														
Roof Structur	08	IRREGULAR 100														HX Base Yr 2001														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	11	CLAY TILE 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	1,868	100	1,868	199,351																										
BAS	337	100	337	35,965																										
FGR	420	55	231	24,652																										
FOP	15	30	4	426																										
FOP	135	30	40	4,268																										
FSP	63	40	25	2,668																										
TOTALS			2,838	2,505	267,332																									
EXTRA FEATURES			8694 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	0810	CONCRETE A	0 100	48	16	768.00	SF	6.50	6.50	100	2000	2000	3	80	3,994															
2	0810	CONCRETE A	0 100	0	0	93.00	SF	6.50	6.50	100	2000	2000	3	80	484															
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975															
TOTAL OB/XF 7,453																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																														

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	267,332
TOTAL MARKET OB/XF VALUE	7,453
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	339,785
SOH/AGL Deduction	168,350
ASSESSED VALUE	171,435
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	116,435
TOTAL JUST VALUE	339,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,543

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/1812	6/02/2000	WD	Q	I		129,800

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: OGDEN DAVID MICHAEL
0919/0340 2/08/2000 WD U V 09 55,000
GRANTOR: MEADOWFIELD JOINT VEN
GRANTEE: ATLANTIC BUILDERS I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 N3 W9 FOP=[YR=2000] W15 BAS=[YR=2013] N13 FSP=[YR=2013] N9 W7 S9 E7 \$ W7 N9 W9 S25 E16 N3 \$ S9 E15 N9 \$ S9 W15 N6 W13 S40 E11 N2 E11 FOP=[YR=2000] E5 N3 W5 S3 \$ N3 E5 S3 E11 FGR=[YR=2000] S6 E20 N21 W20 S15 \$ N14 E20 N24 \$.