



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
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
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	212,683
DCK	308	10	31	3,450
FGR	506	55	278	30,940
FOP	57	30	17	1,892
FSP	198	40	79	8,792

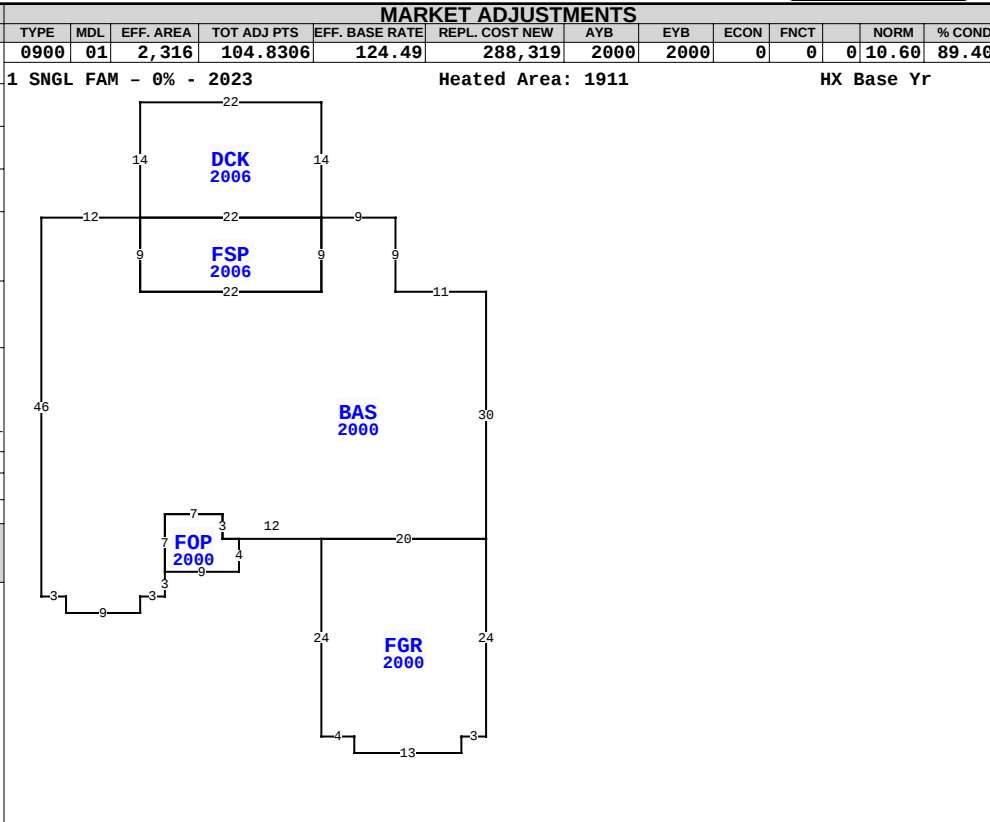
TOTALS	2,980		2,316	257,757
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	0	66	3	198.00	SF	6.50	6.50	100	2000	2000	3	80	1,030	
3	0812	CONCRETE C	0	0	0	0	1,471.00	SF	4.00	4.00	100	2000	2000	3	80	4,707	
4	0471	VINYL FNC	0	0	0	0	66.00	LF	32.00	32.00	100	2003	2003	3	64	1,352	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	

LAND DESCRIPTION

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



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

86130 RIVERWOOD DR, YULEE

TOTAL OB/XF 10,256

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,757
TOTAL MARKET OB/XF VALUE		10,256
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,013
SOH/AGL Deduction		0
ASSESSED VALUE		333,013
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		333,013
TOTAL JUST VALUE		333,013
NCON VALUE		268,013
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996659	NEW CONSTR	107,028	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/0481	3/07/2023	WD	Q	I	02	385,000
GRANTOR: PHILLIPS BEVERLY B						
GRANTEE: HAWORTH THOMAS H FA						
0935/0907	6/07/2000	QC	U	I	01	100
GRANTOR: PHILLIPS CHARLES & BE						
GRANTEE: PHILLIPS CHARLES &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2000] W11 N9 W9 DCK=[YR=2006] N14 W22 S14 E22 \$
FSP=[YR=2006] W22 S9 E22 N9\$ S9 W22 N9 W12 S46 E3 S2 E9 N2 E3
N3 FOP=[YR=2000] E9 N4 W2 N3 W7 S7\$ N7 E7 S3 E12
FGR=[YR=2000] S24 E4 S2 E13 N2 E3 N24 W20\$ E20 N30\$.