

LOT 9
IN OR 915/1047
MEADOWFIELD UNIT 1-A PB 6/148

ARMENTI ELIZABETH R
86146 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0009-0000



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	2,442	101.4790	120.51	294,285	2000	2000	0	0	0	10.60	89.40	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2001													Heated Area: 2074													
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	08	SHT VINYL 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	2,074	100	2,074	223,445																									
FGR	528	55	290	31,244																									
FOP	58	30	17	1,832																									
FOP	203	30	61	6,572																									
TOTALS	2,863		2,442	263,091																									
EXTRA FEATURES															86146 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	2000	2000	3	85	2,975													
2	0810	CONCRETE A	0	100	40	3		120.00	SF 6.50	6.50	100	2000	2000	3	80	624													
3	0811	CONCRETE B	0	100	0	0		1,738.00	SF 5.20	5.20	100	2000	2000	3	80	7,230													
4	0911	SCRN RM A	0	100	12	28		348.00	SF 17.50	17.50	100	2017	2017	3	82	4,994													
5	0812	CONCRETE C	0	100	0	0		1,548.00	SF 4.00	4.00	100	2001	2001	3	82	5,077													
6	0510	GARAGE WD-	0	100	18	21		378.00	SF 35.00	35.00	100	2001	2001	3	30	3,969													
TOTAL OB/XF 24,869																													
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE 07/17/2019 BY MB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													