

LOT 12
IN OR 903/185
MEADOWFIELD UNIT 1-A PB 6/148

HARDY LINTON JR & LORETTA A
86194 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover		N/A 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		4 100
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	2,081	100	2,081	199,226
FGR	509	55	280	26,806
FOP	32	30	10	957
FSP	300	40	120	11,489
PTO	465	5	23	2,202
TOTALS	3,387		2,514	240,679

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0 100	68	3	204.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0 100	0	0	1,523.00	SF	6.50	6.50	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,514	94.8480	112.63	283,152	1999	2002	0	0	0	15.00	85.00	

1 SNGL FAM - 100% - 2020

86194 RIVERWOOD DR, YULEE											
BLD DATE			03/03/2023			NW			LGL DATE		
XF DATE									LAND DATE		
INC DATE									AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,679	
TOTAL MARKET OB/XF VALUE		11,809	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		317,488	
SOH/AGL Deduction		0	
ASSESSED VALUE		317,488	
TOTAL EXEMPTION VALUE		13	317,488
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		317,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016823	REMODEL	23,630	11/09/2022
22016826	ADDITION	20,209	11/09/2022
20011657	WINDOWS	15,805	11/24/2020
B25262	ADDITION	2,100	10/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0903/0185	10/12/1999	WD	Q	I		159,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HARDY LINTON JR & L						
0885/1419	6/03/1999	WD	U	V	19	54,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W3 N13 W18 PTO=[YR=2012] N9 W37 S12 FSP=[YR=1999] S10 E30 N10 W30\$ E30 S3 E7 N6\$ S6 W7 S7 W30 S35 E14 N5 E6 FOP=[YR=1999] S2 E10 N2 W2 N2 W6 S2 W2\$ E2 N2 E6 S2E9 FGR=[YR=1999] S23 E8 S2 E13 N25 W21\$ E21 N30\$.											