LOT 16
IN OR 2021/1992
MEADOWFIELD UNIT 1-A PB 6/148

CRAIG CONOR J/RUSSO ROBIN SUE ANOLICK
86272 RIVERWOOD DR
YULEE, FL 32097

2023

38-2N-27-1331-0016-0000

BUILDING CHARACTERISTICS

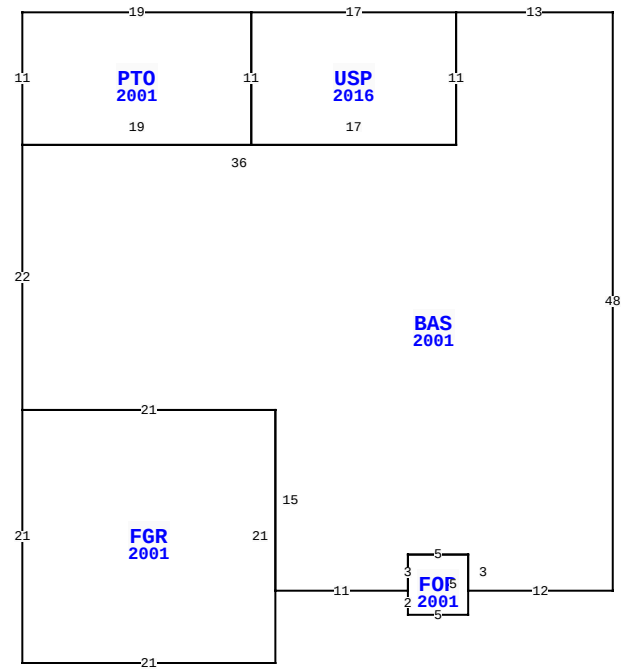
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,626	100	1,626	176,354
FGR	441	55	243	26,356
FOP	25	30	8	868
PTO	209	5	10	1,085
USP	187	30	56	6,074
TOTALS	2,488		1,943	210,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,943	101.4790	120.51	234,151	2001	2001	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 1626 HX Base Yr 2018



86272 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,736
TOTAL MARKET OB/XF VALUE		5,165
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,901
SOH/AGL Deduction		186,407
ASSESSED VALUE		94,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,494
TOTAL JUST VALUE		280,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631843	ADDITION	4,174	02/01/2016
B017982	NEW CONSTR	95,016	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2021/1992	12/29/2015	SW	U	I	12	154,900
GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: CRAIG CONOR J & ROB						
2007/0130	10/05/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GMAT LEGAL TITLE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 USP=[YR=2016] W17 PTO=[YR=2001] W19 S11 E19 N11 $ S11 E17 N11$ S11 W36 S22 FGR=[YR=2001] S21 E21 N21 W21 $ E21 S15 E11 FOP=[YR=2001] S2 E5 N5 W5 S3$ N3 E5 S3 E12 N48$.

EXTRA FEATURES

LN	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	0	0	969.00	SF	6.50	6.50	100	2001	2001	3	82	5,165	

LAND DESCRIPTION

TOTAL OB/XF 5,165

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS