LOT 47
IN OR 1047/663
MEADOWFIELD UNIT 1-A PB 6/148

SMART ANITA
8675 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0047-0000

BUILDING CHARACTERISTICS

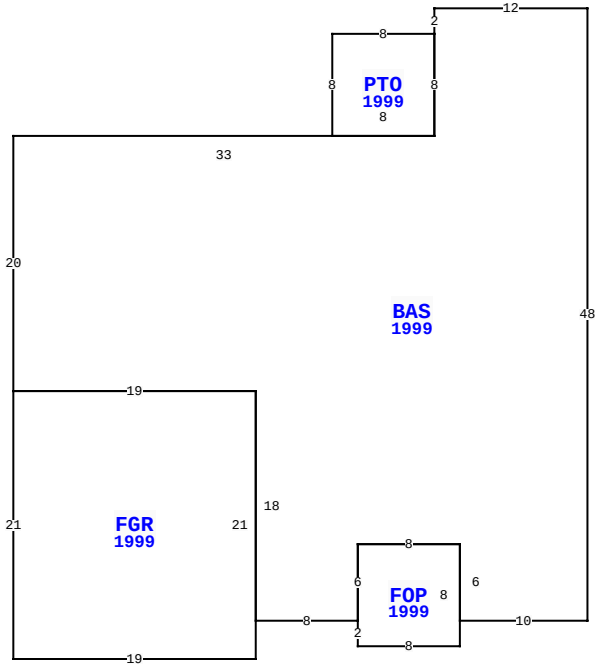
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,440	100	1,440	165,064
FGR	399	55	219	25,104
FOP	64	30	19	2,178
PTO	64	5	3	344
TOTALS	1,967		1,681	192,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,681	108.5850	128.94	216,748	1999	1999	0	0	0	11.10	88.90

1 SNGL FAM – 100% - 2003 Heated Area: 1440 HX Base Yr 2003



8675 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		192,689
TOTAL MARKET OB/XF VALUE		4,149
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		261,838
SOH/AGL Deduction		130,390
ASSESSED VALUE		131,448
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		76,448
TOTAL JUST VALUE		261,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/0663	4/02/2002	WD	Q	I		123,000
GRANTOR: GOOD ROBERT L & WENDY						
GRANTEE: SMART ANITA						
0899/0249	9/09/1999	WD	Q	I		112,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GOOD ROBERT L & WEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 S2 PTO=[YR=1999] W8 S8 E8 N8$ S8 W33 S20 FGR=[YR=1999] S21 E19 N21 W19$ E19 S18 E8 FOP=[YR=1999] S2 E8 N8 W8 S6$ N6 E8 S6 E10 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	46	16	736.00	SF	6.50	6.50	100	1999	1999	3	79	3,779	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	

LAND DESCRIPTION

TOTAL OB/XF 4,149

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			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