

LOT 51
IN OR 927/1788
MEADOWFIELD UNIT 1-A PB 6/148

DAVIS DONALD TEXAS II/BRIGMAN KAREN L
86147 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0051-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	10	ABOVE AVG 80								0900	01	2,070	104.8306	124.49	257,694	2000	2000	0	0	0	10.60	89.40	STANDARD																
Exterior Wall	16	WD FR STUC 20								1 SNGL FAM - 100% - 2001										Heated Area: 1836										HX Base Yr 2001									
Roof Structure	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	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																											
NEIGHBORHOOD/LOC		4045.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,462	100	1,462	162,712																																			
BAS	374	100	374	41,624																																			
FGR	400	55	220	24,485																																			
FOP	48	30	14	1,558																																			
TOTALS		2,284		2,070		230,378																																	
EXTRA FEATURES										86147 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	0855	CONC PAVER	0 100	25	3	75.00	SF	10.00	10.00	100	2005	2005	3	87	653																								
2	0855	CONC PAVER	0 100	0	0	1,072.00	SF	10.00	10.00	100	2005	2005	3	87	9,326																								
3	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00	100	2005	2005	3	44	16,157																								
4	0845	KOOL DECK	0 100	0	0	702.00	SF	7.25	7.25	100	2005	2005	3	87	4,428																								
5	0810	CONCRETE A	0 100	0	0	580.00	SF	6.50	6.50	100	2015	2015	3	96	3,619																								
6	0810	CONCRETE A	0 100	0	0	375.00	SF	6.50	6.50	100	2005	2005	3	87	2,121																								
LAND DESCRIPTION										TOTAL OB/XF										36,304																			
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 11/06/2018 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																							

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