LOT 53
IN OR 1581/389
MEADOWFIELD UNIT 1-A PB 6/148

CROOKS PATRICK J & KATHLEEN M
86189 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0053-0000

BUILDING CHARACTERISTICS

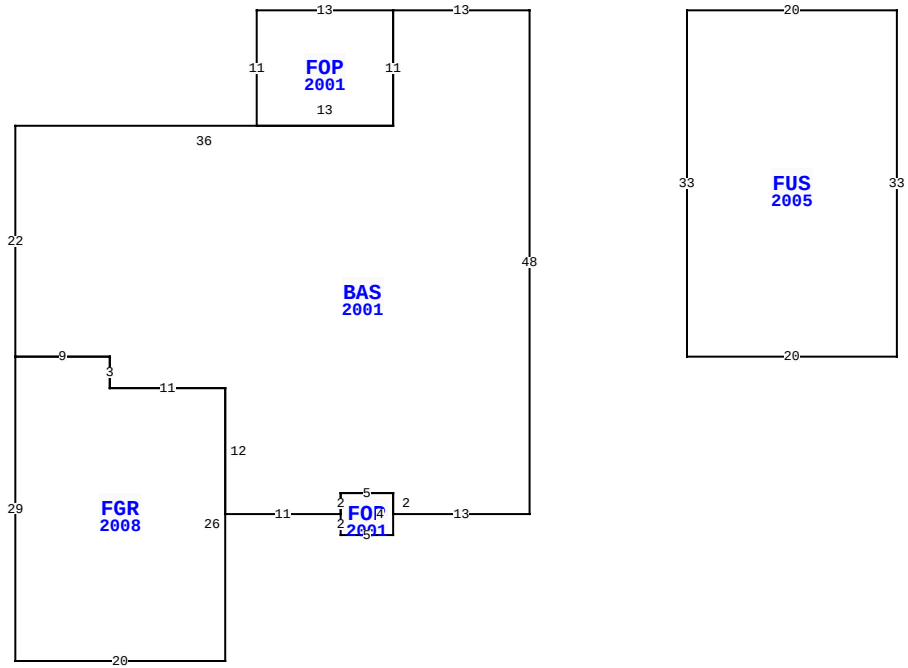
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,679	100	1,679	181,136
FGR	547	55	301	32,473
FOP	20	30	6	647
FOP	143	30	43	4,639
FUS	660	100	660	71,203
TOTALS	3,049		2,689	290,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	101.5056	120.54	324,132	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2009 Heated Area: 2339 HX Base Yr 2009



86189 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,098
TOTAL MARKET OB/XF VALUE		6,788
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		361,886
SOH/AGL Deduction		215,671
ASSESSED VALUE		146,215
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,215
TOTAL JUST VALUE		361,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017920	NEW CONSTR	119,166	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1581/0389	8/14/2008	WD	Q	I		240,000
GRANTOR: MILLER DEAN G & TINA						
GRANTEE: CROOKS PATRICK J &						
1276/1012	11/24/2004	WD	Q	I		218,800
GRANTOR: DUBOSE MODEL HOME						
GRANTEE: MILLER DEAN G & TIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2001] W13 S11 E13 N11$ S11 W36 S22
FGR=[YR=2008] S29 E20 N26 W11 N3 W9$ E9 S3 E11 S12 E11
FOP=[YR=2001] S2 E5 N4 W5 S2$ N2 E5 S2 E13 N48$ PTR= E15
FUS=[YR=2005] E20 S33 W20 N33$ W15$.

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	0811	CONCRETE B	0	100	0	0	886.00	SF	5.20	5.20	100	2001	2001	3	82	3,778	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 6,788

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS