



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
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

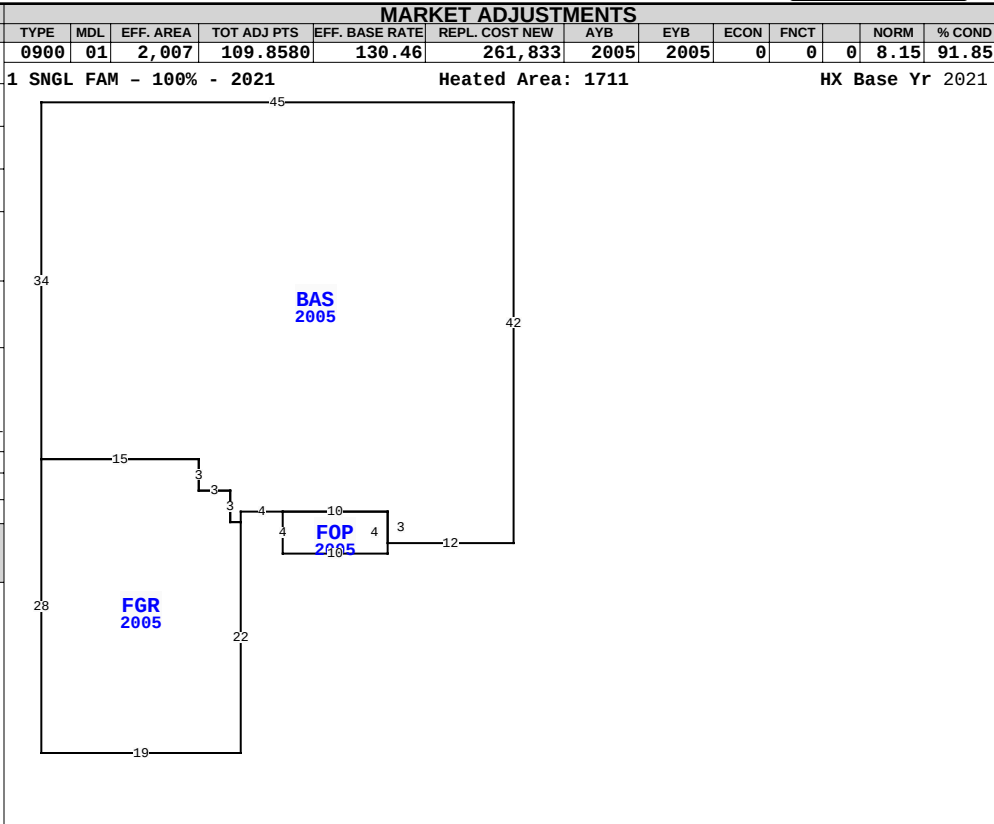
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	205,025
FGR	517	55	284	34,031
FOP	40	30	12	1,438

TOTALS	2,268		2,007	240,494
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	813.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	255.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	771.00	SF	7.25



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

TOTAL OB/XF									
86205 RIVERWOOD DR, YULEE									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,494	
TOTAL MARKET OB/XF VALUE		26,601	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		332,095	
SOH/AGL Deduction		85,076	
ASSESSED VALUE		247,019	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		197,019	
TOTAL JUST VALUE		332,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,211	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531063	SWIM POOL	31,500	09/01/2015
B13720	NEW CONSTR	0	12/01/2004
E0414028	ELEC OTHER	2,000	12/01/2004
M0409065	H/AC	0	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2286/1403	7/01/2019	WD	Q	I	02
GRANTOR: JANETOS LISA R					
GRANTEE: PARRISH JOSEPH B					
1990/1228	7/06/2015	WD	Q	I	01
GRANTOR: FANT JAMES B & LEAH L					
GRANTEE: JANETOS LISA R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W45 S34 FGR=[YR=2005] S28 E19 N22 W1 N3 W3 N3 W15\$ E15 S3 E3 S3 E1 N1 E4 FOP=[YR=2005] S4 E10 N4 W10\$ E10 S3 E12 N42\$.									

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