LOT 55
MEADOWFIELD UNIT 1-A PB 6/148

WIESINGER LONI M & WIESINGER MICHAEL SCOTT II
86223 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

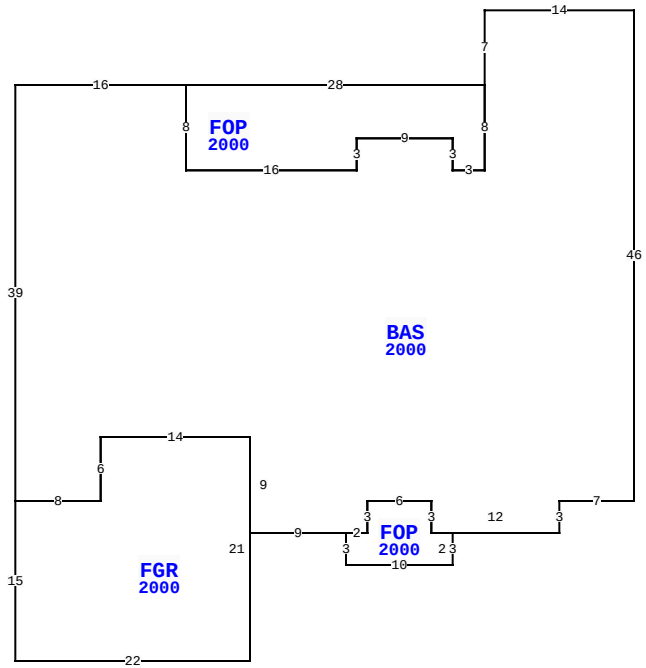
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,148	100	2,148	232,684
FGR	414	55	228	24,699
FOP	48	30	14	1,516
FOP	197	30	59	6,391
TOTALS	2,807		2,449	265,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,449	102.0376	121.17	296,745	2000	2000	0	0	0	10.60	89.40

1 SNGL FAM – 100% - 2021 Heated Area: 2148 HX Base Yr 2021



86223 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,290
TOTAL MARKET OB/XF VALUE		20,593
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,883
SOH/AGL Deduction		115,904
ASSESSED VALUE		234,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,979
TOTAL JUST VALUE		350,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007572	NEW CONSTR	115,554	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/0609	7/24/2020	WD	Q	I	01	315,000
GRANTOR: KAISER CHRISTOPHER E						
GRANTEE: WIESINGER LONI M &						
2220/1511	8/09/2018	WD	Q	I	01	273,000
GRANTOR: DAVIS GARY L & JAYME						
GRANTEE: KAISER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 S7 FOP=[YR=2000] W28 S8 E16 N3 E9 S3 E3 N8$ S8 W3 N3 W9 S3 W16 N8 W16 S39 FGR=[YR=2000] S15 E22 N21 W14 S6 W8$ E8 N6 E14 S9 E9 FOP=[YR=2000] S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N3 E7 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	100	2000	2000	3	80	3,524	
3	0910	SCRN RM L	0	100	0	0	812.00	SF	15.00	15.00	100	2004	2004	3	24	2,923	
4	0845	KOOL DECK	0	100	0	0	592.00	SF	7.25	7.25	100	2004	2004	3	86	3,691	
5	0861	POOL GUNIT	0	100	22	10	220.00	SF	85.00	85.00	100	2004	2004	3	40	7,480	

LAND DESCRIPTION

TOTAL OB/XF 20,593

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