

LOT 56
IN OR 1553/1261
MEADOWFIELD UNIT 1-A PB 6/148

CASSANI DAPHNE C & GREGORY J
86241 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0056-0000



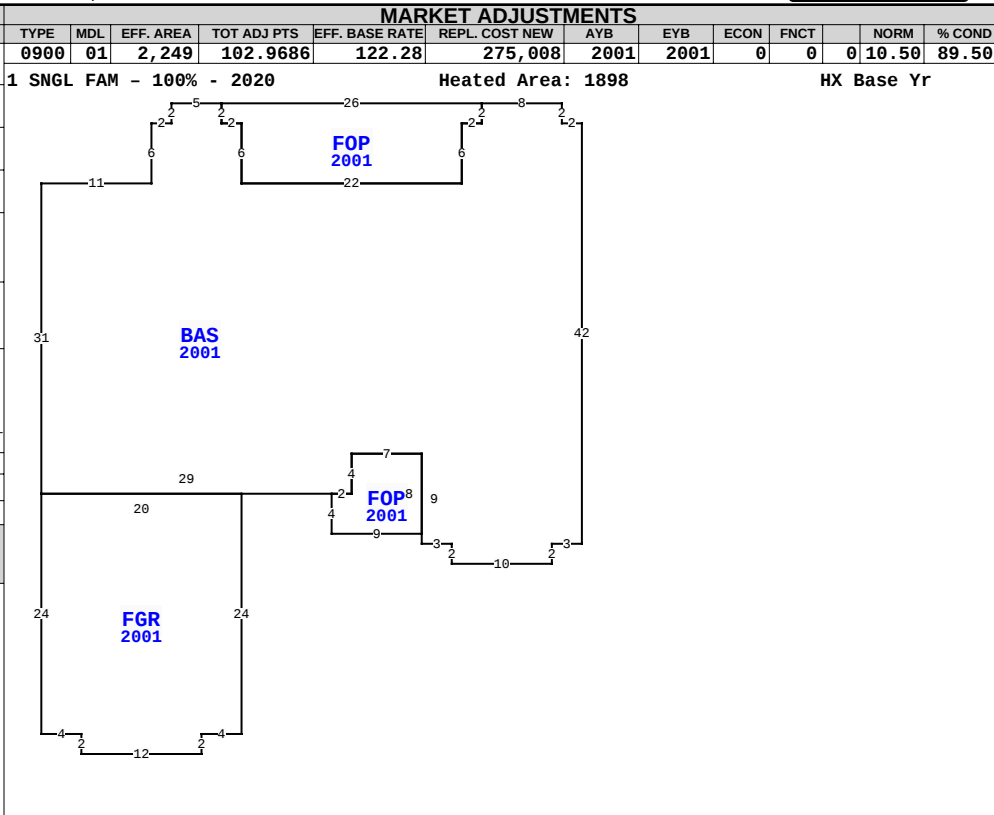
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,898	100	1,898	207,718
FGR	504	55	277	30,315
FOP	64	30	19	2,079
FOP	184	30	55	6,019

TOTALS	2,650		2,249	246,132
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	1,388.00	SF	4.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	



86241 RIVERWOOD DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0812	CONCRETE C	0 100	0	0	1,388.00	SF	4.00	4.00	100	2001	2001	3	82	4,553	
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 7,563									
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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					246,132				
BUILDING MARKET VALUE															7,563				
TOTAL MARKET OB/XF VALUE															65,000				
TOTAL LAND VALUE - MARKET															318,695				
TOTAL MARKET VALUE															0				
SOH/AGL Deduction															318,695				
ASSESSED VALUE															13				
TOTAL EXEMPTION VALUE															0				
BASE TAXABLE VALUE															318,695				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE															250,817				
PREVIOUS YEAR MKT VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108616	NEW CONSTR	145,559	08/01/2001
P014897	NEW CONSTR	0	08/01/2001
R013452	NEW CONSTR	0	08/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1553/1261	3/03/2008	WD	U	I	01	105,000	
GRANTOR: BURKE DAPHNE C							
GRANTEE: CASSANI DAPHNE C &							
1029/1056	1/07/2002	WD	U	I	21	148,000	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: BURKE DAPHNE C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W2 N2 W8 FOP=[YR=2001] W26 S2 E2 S6 E22 N6 E2 N2 \$ S2 W2 S6 W22 N6 W2 N2 W5 S2 W2 S6 W11 S31 FGR=[YR=2001] S24 E4 S2 E12 N2 E4 N24 W20 \$ E29 FOP=[YR=2001] S4 E9 N8 W7 S4 W2 \$ E2 N4 E7 S9 E3 S2 E10 N2 E3 N42 \$.									