LOT 1
MEADOWFIELD UNIT 2A PB 6/271

BERRY MICHELLE A
86392 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

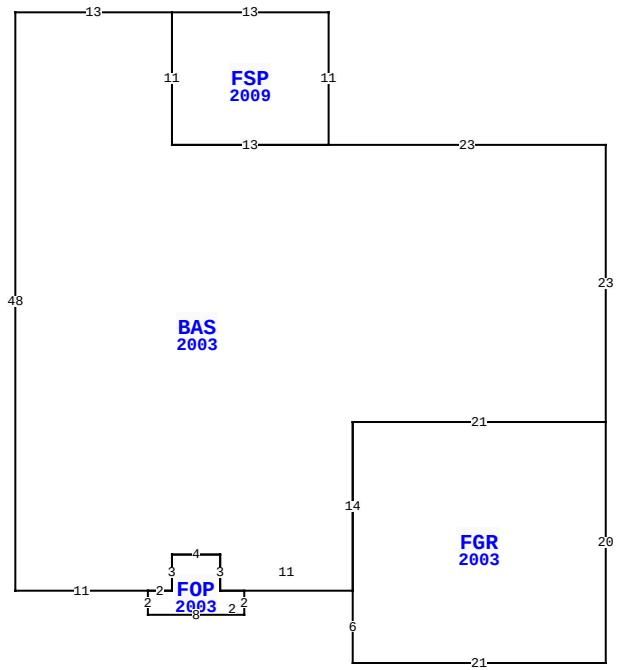
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,650	100	1,650	194,317
FGR	420	55	231	27,204
FOP	28	30	8	943
FSP	143	40	57	6,713
TOTALS	2,241		1,946	229,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,946	105.1099	124.82	242,900	2003	2010	0	0	0	5.65	94.35

1 SNGL FAM – 100% - 2022 Heated Area: 1650 HX Base Yr 2022



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

86392 RIVERWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,176
TOTAL MARKET OB/XF VALUE		13,419
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		307,595
SOH/AGL Deduction		56,108
ASSESSED VALUE		251,487
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,487
TOTAL JUST VALUE		307,595
NCON VALUE		6,360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004034	REPAIR/RRF	0	05/13/2019
B0210382	NEW CONSTR	122,493	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1902	1/13/2021	QC	U	I	11	100
GRANTOR: BERRY JIMMY F & LINDA						
GRANTEE: BERRY MICHELLE A						
2282/0506	6/13/2019	WD	Q	I	01	250,000
GRANTOR: ZARTMAN JOSHUA L & ME						
GRANTEE: BERRY JIMMY F & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FSP=[YR=2009] N11 W13 S11 E13$ W13 N11 W13 S48 E11 FOP=[YR=2003] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11 FGR=[YR=2003] S6 E21 N20 W21 S14$ N14 E21 N23$.

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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100	2003	2003	3	84	3,979	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2022	2022	3	100	5,760	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,419

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	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS