

LOT 5
IN OR 1299/7
MEADOWFIELD UNIT 2A PB 6/271

JAMES PAUL G & MAUREEN K
86458 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	2,104	100	2,104	240,816
FGR	460	55	253	28,957
FOP	58	30	17	1,945
FOP	149	30	45	5,150

TOTALS	2,771		2,419	276,870
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20

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		RS-1	0.00	0.00	1.00

REVIEW DATE	01/07/2019	BY	SB
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,419	103.2479	122.61	296,594	2003	2008	0	0
1 SNGL FAM - 100% - 2006									
Heated Area: 2104									
HX Base Yr 2006									

86458 RIVERWOOD DR, YULEE									
BLD DATE		03/03/2023		NW		LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

TOTAL OB/XF									
6,810									

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,870	
TOTAL MARKET OB/XF VALUE		6,810	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		348,680	
SOH/AGL Deduction		178,346	
ASSESSED VALUE		170,334	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		120,334	
TOTAL JUST VALUE		348,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,211	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310652	NEW CONSTR	2,000	01/01/2003
B0210219	NEW CONSTR	153,946	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0007	3/02/2005	WD	Q	I		219,500
GRANTOR: EDSON HELEN D						
GRANTEE: JAMES PAUL G & MAUR						
1119/1113	3/07/2003	WD	Q	I		153,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: EDSON HELEN D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W16 FOP=[YR=2003] W29 S6 E10 N2 E8 S2 E6 N3 E3 S3 E2 N6\$ S6 W2 N3 W3 S3 W6 N2 W8 S2 W10 N13 W13 S46 E7 S2 E9 FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=2003] S12 E23 N20 W23 S8\$ N8 E23 N33\$.									