

LOT 12
IN OR 1252/1164
MEADOWFIELD UNIT 2A PB 6/271

LAPUTKA CHRISTINA M & ANDREW
86578 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,705	100	1,705	186,859
FGR	483	55	266	29,152
FOP	33	30	10	1,096
FOP	154	30	46	5,042
FUS	693	100	693	75,949

TOTALS	3,068		2,720	298,097
--------	-------	--	-------	---------

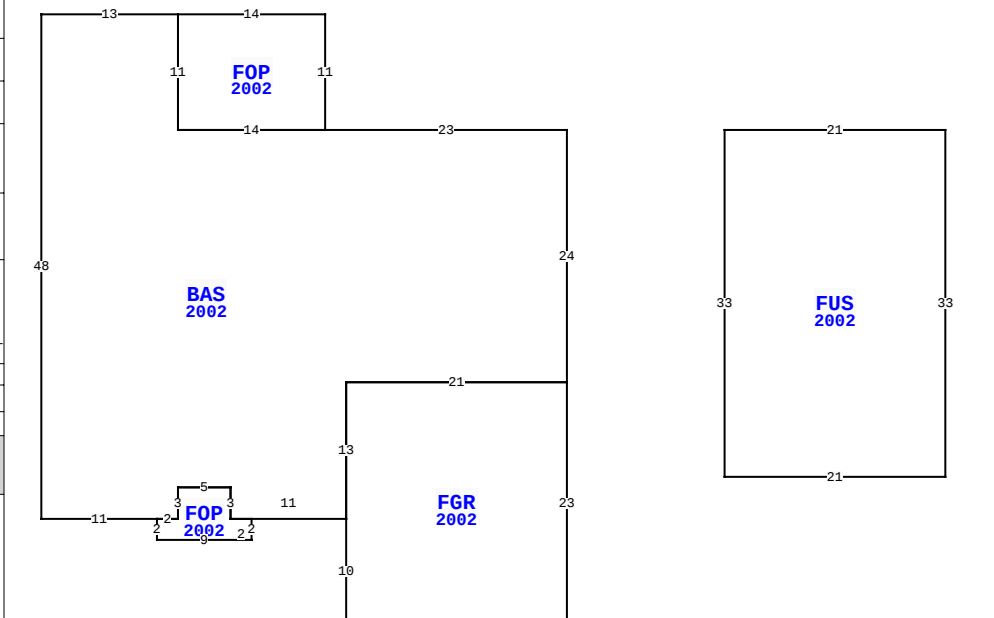
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0 100	0	0	870.00	SF	5.20	5.20	100	2002	2002	3	83	3,755	
3	0469	VF LATTIC	0 100	0	0	60.00	SF	5.50	5.50	100	2004	2004	3	66	218	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,720	102.1440	121.30	329,936	2002	2002	0	0	0	9.65	90.35	
1 SNGL FAM - 100% - 2004						Heated Area: 2398				HX Base Yr 2004			



86578 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,097	
TOTAL MARKET OB/XF VALUE		7,414	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		370,511	
SOH/AGL Deduction		186,014	
ASSESSED VALUE		184,497	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		134,497	
TOTAL JUST VALUE		370,511	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210026	NEW CONSTR	150,675	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1252/1164	8/12/2004	QC	U	I	01

GRANTOR: BRADSHAW CHRISTINA M					
GRANTEE: LAPUTKA CHRISTINA M					
1109/1865	1/28/2003	WD	Q	I	152,700
GRANTOR: ATLANTIC BUILDERS INC					
GRANTEE: BRADSHAW CHRISTINA					

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FOP=[YR=2002] N11 W14 S11 E14 \$ W14 N11
W13 S48 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 E5
S3 E11 FGR=[YR=2002] S10 E21 N23 W21 S13 \$ N13 E21 N24 \$
PTR= E15 FUS=[YR=2002] E21 S33 W21 N33 \$ W15 \$.