LOT 15
IN OR 2199/1522
MEADOWFIELD UNIT 2A PB 6/271

ANDERSON TYMOTHY F & TIA
86634 RIVERWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 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

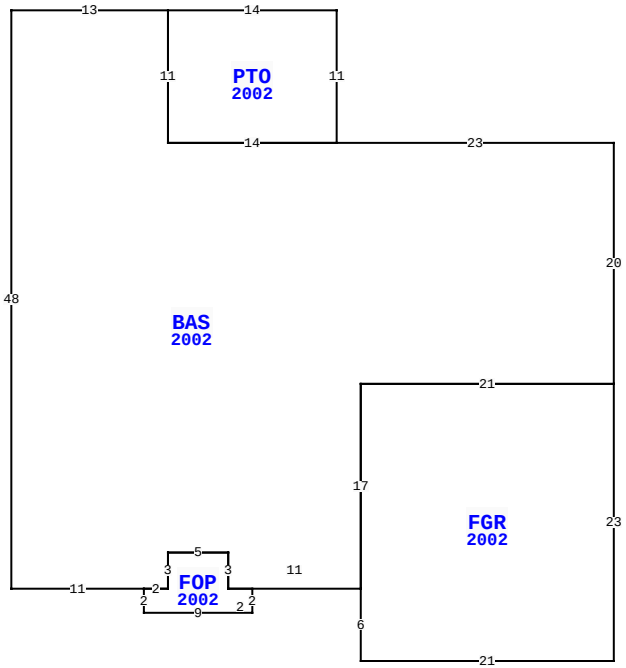
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	185,562
FGR	483	55	266	30,450
FOP	33	30	10	1,145
PTO	154	5	8	916
TOTALS	2,291		1,905	218,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,905	106.6926	126.70	241,364	2002	2002	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2019 Heated Area: 1621 HX Base Yr 2019



86634 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,072
TOTAL MARKET OB/XF VALUE		3,690
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,762
SOH/AGL Deduction		106,229
ASSESSED VALUE		180,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,533
TOTAL JUST VALUE		286,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209880	NEW CONSTR	121,103	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2199/1522	5/29/2018	WD	Q	I	01	220,000
GRANTOR: COONER JOE LEMUEL JR						
GRANTEE: ANDERSON TYMOTHY F						
2050/0924	5/27/2016	WD	Q	I	01	174,900
GRANTOR: LOVE MICHAEL C						
GRANTEE: COONER JOE LEMUEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 PTO=[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] S6 E21 N23 W21 S17 $ N17 E21 N20 $.

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	0811	CONCRETE B	0	100	0	0	855.00	SF	5.20	5.20	100	2002	2002	3	83	3,690	

LAND DESCRIPTION

TOTAL OB/XF 3,690

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		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 10/16/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS