LOT 19
IN OR 2122/1295
MEADOWFIELD #3 PB 6/321-323

FOSTER ALFRED B & PATRICIA M
86700 RIVERWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

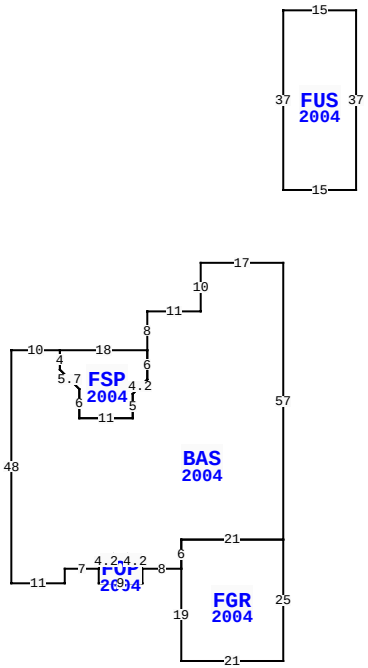
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,603	100	2,603	264,409
FGR	525	55	289	29,356
FOP	45	30	14	1,422
FSP	201	40	80	8,126
FUS	555	100	555	56,376
TOTALS	3,929		3,541	359,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,541	91.4850	108.64	384,694	2004	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2018 Heated Area: 3158 HX Base Yr 2018



86700 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,689
TOTAL MARKET OB/XF VALUE		6,764
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		431,453
SOH/AGL Deduction		182,449
ASSESSED VALUE		249,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,004
TOTAL JUST VALUE		431,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004436	REPAIR/RRF	0	05/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1295	5/25/2017	TD	Q	I	01	266,000
GRANTOR: FLA TRUST SERVICES LL						
GRANTEE: FOSTER ALFRED B & P						
2035/0355	3/21/2016	CT	U	I	18	160,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 S10 W11 S8 FSP=[YR=2004] W18 S4 R4 D4 S6 E11 N5 R3 U3 N6$ S6 L3 D3 S5 W11 N6 U4 L4 N4 W10 S48 E11 N3 E7 FOP=[YR=2004] S3 E9 N3 U3 L3 W3 L3 D3 $ U3 R3 E3 R3 D3 E8 FGR=[YR=2004] S19 E21 N25 W21 S6$ N6E21 N57$ PTR=N15 FUS=[YR=2004] N37 E15 S37 W15$ S15$.

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	816.00	SF	5.20	5.20	100	2004	2004	3	86	3,649	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 6,764

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 12/10/2019 BY NWTW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS