LOT 27
MEADOWFIELD #3 PB 6/321-323

**CROCITTO TANIS/PITCHERALLE JOSEPH D JR**
86836 RIVERWOOD DR
YULEE, FL 32097

**2023**

**38-2N-27-1332-0027-0000**

## BUILDING CHARACTERISTICS

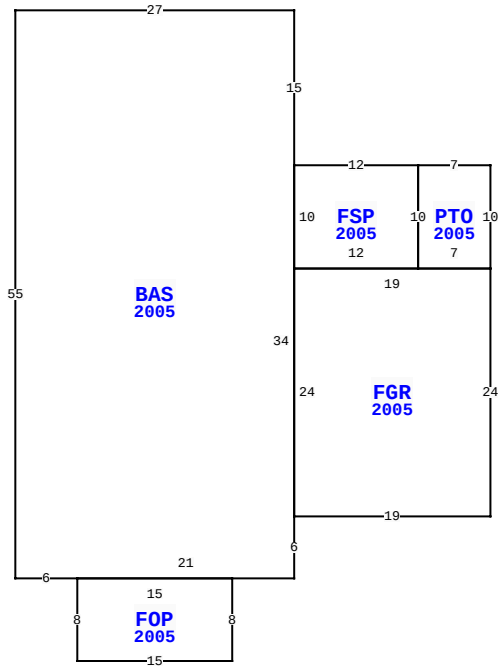
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY 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 | 1,485 | 100 | 1,485 | 183,824 |
| FGR | 456 | 55 | 251 | 31,070 |
| FOP | 120 | 30 | 36 | 4,456 |
| FSP | 120 | 40 | 48 | 5,942 |
| PTO | 70 | 5 | 4 | 495 |
| TOTALS | 2,251 | | 1,824 | 225,788 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,824 | 110.4850 | 131.20 | 239,309 | 2005 | 2010 | 0 | 0 | 0 | 5.65 | 94.35 |

1 SNGL FAM – 100% - 2022 Heated Area: 1485 HX Base Yr 2022




86836 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 | | 225,788 |
| TOTAL MARKET OB/XF VALUE | | 4,211 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 294,999 |
| SOH/AGL Deduction | | 53,593 |
| ASSESSED VALUE | | 241,406 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 186,406 |
| TOTAL JUST VALUE | | 294,999 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 234,375 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E14617 | ELEC OTHER | 2,000 | 03/01/2005 |
| M09478 | MECH OTHER | 0 | 03/01/2005 |
| P09094 | OTHER | 0 | 02/01/2005 |
| R047008 | REPAIR/RRF | 1,500 | 12/01/2004 |
| B0414250 | NEW CONSTR | 110,923 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2524/0397 | 12/23/2021 | WD | Q | I | 01 | 320,000 |
| GRANTOR: NORRIS NATHAN J & ANG | | | | | | |
| GRANTEE: CROCITTO TANIS & JO | | | | | | |
| 2239/0445 | 11/26/2018 | WD | Q | I | 02 | 220,000 |
| GRANTOR: PATEL CINDY | | | | | | |
| GRANTEE: NORRIS NATHAN J & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2005] W7 FSP=[YR=2005] W12 BAS=[YR=2005] N15 W27 S55 E6 FOP=[YR=2005] S8 E15 N8 W15$ E21 N6 FGR=[YR=2005] E19 N24 W19 S24$ N34$ S10 E12 N10$ S10 E7 N10$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,210.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 4,211 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,211

| 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 SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS