

LOT 29
IN OR 1318/826
MEADOWFIELD #3 PB 6/321-323

MARTINO LARRY A & JEAN A
86864 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0029-0000

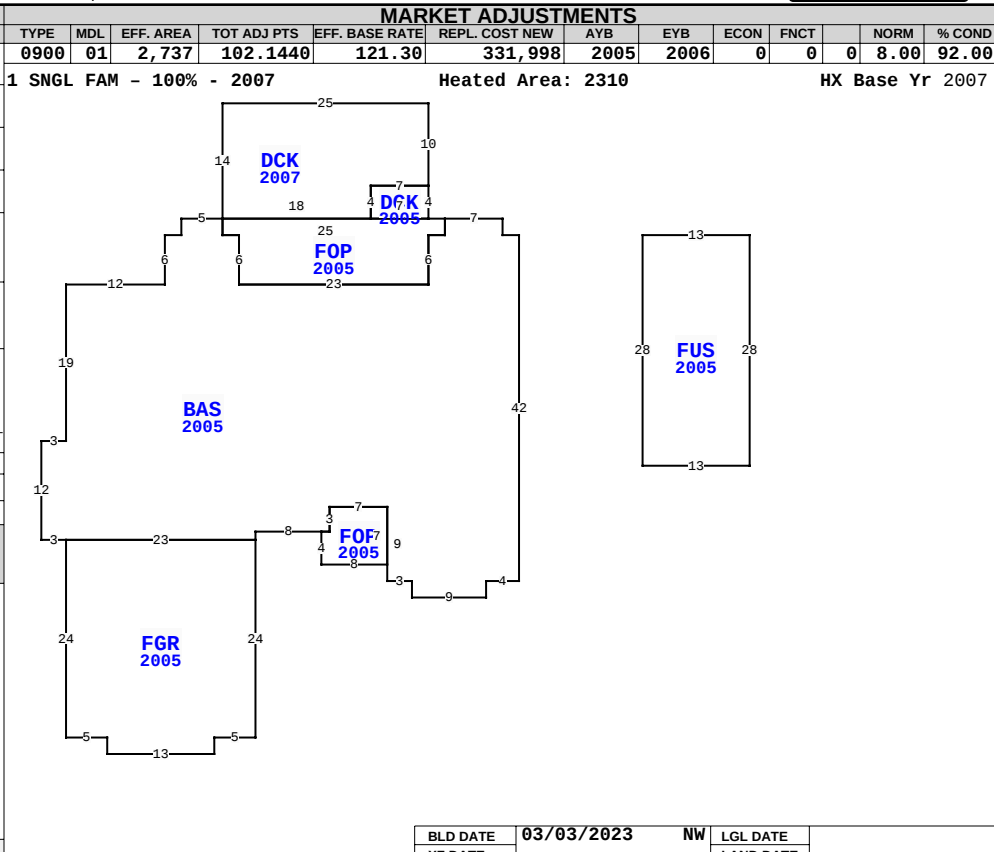


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,946	100	1,946	217,166
DCK	28	10	3	335
DCK	322	10	32	3,571
FGR	578	55	318	35,487
FOP	53	30	16	1,786
FOP	192	30	58	6,472
FUS	364	100	364	40,621
TOTALS	3,483		2,737	305,438

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	1,187.00	SF	4.00	
2	0810	CONCRETE A	0 100	0	0	112.00	SF	6.50	



86864 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		305,438	
TOTAL MARKET OB/XF VALUE		4,808	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		375,246	
SOH/AGL Deduction		191,642	
ASSESSED VALUE		183,604	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		133,604	
TOTAL JUST VALUE		375,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700985	REPAIR/RRF	8,000	02/09/2017
B24481	ADDITION	800	03/01/2011
B13817	NEW CONSTR	0	05/13/2005
M0509158	MECH OTHER	0	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1318/0826	5/19/2005	WD	Q	I	
					234,800
GRANTOR: WATSON HOME BUILDERS					
GRANTEE: MARTINO LARRY A & J					
1217/0139	3/22/2004	WD	U	V	19
					494,000
GRANTOR: MEADOWFIELD JOINT VEN					
GRANTEE: WATSON HOME BUILDER					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W2 N2 W7 FOP=[YR=2005] W2 DCK=[YR=2005] N4 DCK=[YR=2007] N10W25S14 E18N4E7S W7 S4 E7S W25 S2 E2S6 E23 N6 E2 N2S S2 W2 S6 W23 N6 W2 N2 W5 S2 W2 S6 W12 S19 W3 S12 E3 FGR=[YR=2005] S24 E5 S2 E13 N2 E5 N24 W23S E23 N1 E8 FOP=[YR=2005] S4 E8 N7 W7 S3 W1S E1 N3 E7 S9 E3 S2 E9 N2 E4 N42S PTR=E15 FUS=[YR=2005] E13 S28 W13 N28S W15S .									

LAND DESCRIPTION										TOTAL OB/XF														4,808									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																