LOT 78
MEADOWFIELD UNIT 2A PB 6/271

DEITSCH LIVING TRUST/DEITSCH MARC TRUSTEE
86429 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

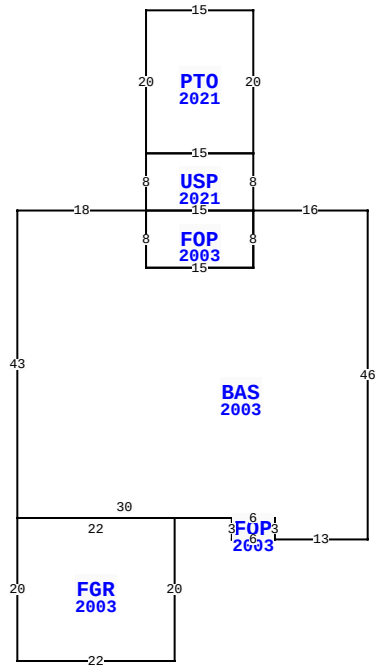
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,026	100	2,026	223,738
FGR	440	55	242	26,725
FOP	18	30	5	553
FOP	120	30	36	3,976
PTO	300	5	15	1,657
USP	120	30	36	3,976
TOTALS	3,024		2,360	260,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,360	99.6170	118.30	279,188	2003	2008	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2006 Heated Area: 2026 HX Base Yr 2006



86429 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		260,622
TOTAL MARKET OB/XF VALUE		3,367
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,989
SOH/AGL Deduction		166,838
ASSESSED VALUE		162,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,151
TOTAL JUST VALUE		328,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016241	REMODEL	23,000	11/22/2021
21001465	SCRN ENCL	11,605	02/09/2021
B0310612	NEW CONSTR	143,202	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/1472	9/22/2022	WD	U	I	11	100
GRANTOR: DEITSCH MARC E						
GRANTEE: DEITSCH LIVING TRUS						
1140/1417	5/28/2003	WD	Q	I		146,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DEITSCH MARC E & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 USP=[YR=2021] N8 PTO=[YR=2021] N20 W15 S20 E15$ W15 S8 FOP=[YR=2003] S8 E15 N8 W15$ E15$ S8W15 N8 W18 S43 FGR=[YR=2003] S20 E22N20 W22$ E30 FOP=[YR=2003] S3 E6 N3 W6$ E6 S3 E13 N46$.

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	1,002.00	SF	4.00	4.00	100	2003	2003	3	84	3,367	

LAND DESCRIPTION

TOTAL OB/XF 3,367

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 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS