



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2,201	225,306
FGR	506	55	278	28,458
FOP	30	30	9	921
FSP	277	40	111	11,363
UOP	351	20	70	7,166

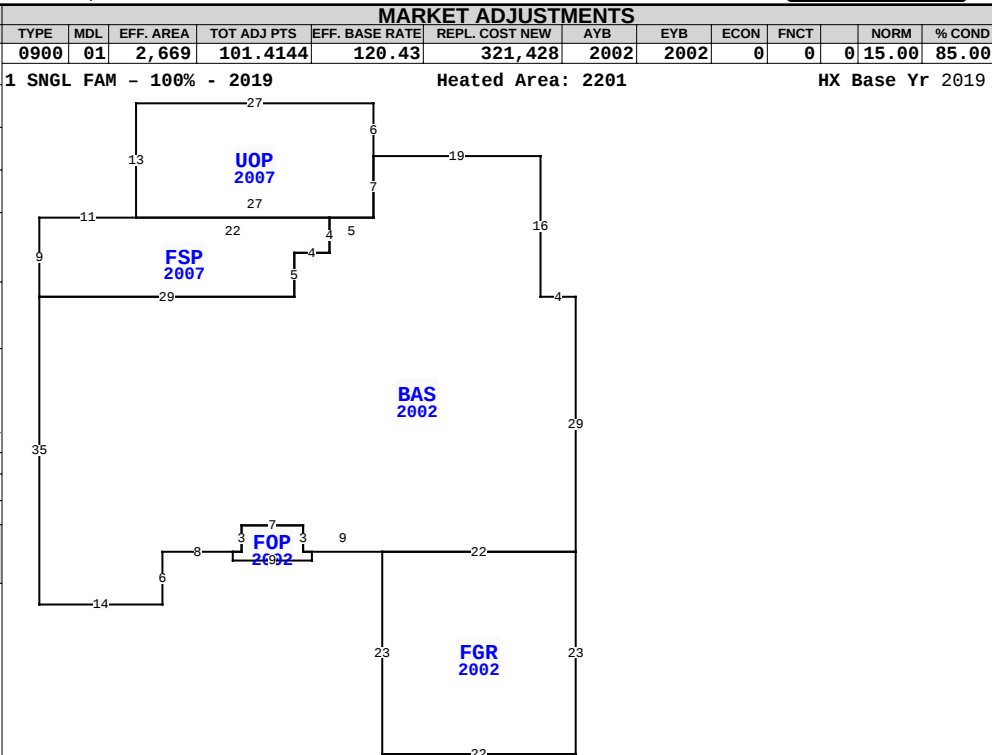
TOTALS	3,365		2,669	273,214
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EXTRA FEATURES

L N	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	1,226.00	SF	5.20	5.20	100	2002	2002	3	83	5,291	
2	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2004	2004	3	86	3,857	
3	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00	32.00	100	2022	2022	3	100	10,176	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



86419 RIVERWOOD DR, YULEE

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,669	101.4144	120.43	321,428	2002	2002	0	0	0 15.00	85.00

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,214
TOTAL MARKET OB/XF VALUE		19,324
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		357,538
SOH/AGL Deduction		126,766
ASSESSED VALUE		230,772
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,772
TOTAL JUST VALUE		357,538
NCON VALUE		10,176
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209748	NEW CONSTR	157,232	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2373/1217	7/02/2020	LE U	I	I	11

GRANTOR: MARTIN JEFFREY A & SA					
GRANTEE: DIXON MARGO & KAYLA					
2138/1502	7/28/2017	WD Q	I	02	220,000
GRANTOR: NGUYEN PHOUC & KIM T					
GRANTEE: MARTIN JEFFREY A &					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N16 W19 UOP=[YR=2007] N6 W27 S13
FSP=[YR=2007] W11 S9 E29 N5 E4 N4 W22\$ E27 N7\$ S7 W5 S4 W4 S5
W29 S35 E14 N6 E8 FOP=[YR=2002] S1 E9 N1 W1 N3 W7 S3 W1\$ E1
N3 E7 S3 E9 FGR=[YR=2002] S23 E22 N23 W22\$ E22 N29\$.