

BOGOSH CHRISTOPHER & ROBIN L
86395 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0080-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 70

Exterior Wall

16

WD FR STUC 30

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,591

100

2,591

268,111

FGR

462

55

254

26,284

FOP

56

30

17

1,759

FOP

232

30

70

7,243

TOTALS

3,341

2,932

303,397

EXTRA FEATURES

86395 RIVERWOOD DR, YULEE

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

0810

CONCRETE A

0 100

0

0

886.00

SF

6.50

6.50

100

2002

2002

3

83

4,780

2

0476

VF 6 SBPL

0 100

0

0

96.00

LF

32.00

32.00

100

2022

2022

3

100

3,072

LAND DESCRIPTION

TOTAL OB/XF

7,852

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

REVIEW DATE

01/06/2023

BY

NWA

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,932

96.4440

114.53

335,802

2002

2002

0

0

9.65

90.35

1 SNGL FAM - 100% - 2010

Heated Area: 2591

HX Base Yr 2010

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

303,397

TOTAL MARKET OB/XF VALUE

7,852

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

376,249

SOH/AGL Deduction

188,875

ASSESSED VALUE

187,374

TOTAL EXEMPTION VALUE

HX HB VX

55,000

BASE TAXABLE VALUE

132,374

TOTAL JUST VALUE

376,249

NCON VALUE

3,072

INCOME VALUE

PREVIOUS YEAR MKT VALUE

292,993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2317/1300

10/26/2019

WD U

I

11

137,100

GRANTOR: BOGOSH CHRISTOPHER

GRANTEE: BOGOSH CHRISTOPHER

1611/0461

2/27/2009

WD Q

I

01

258,000

GRANTOR: KNEEDLER PETER A & JU

GRANTEE: BOGOSH CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 FOP=[YR=2002] W24 S3 E4 S10 E16 N10 E4 N3 \$ S3 W4 S10 W16 N10 W4 N11 W5 N2 W5 S2 W17 S51 FGR=[YR=2002] S22 E21 N22 W21 \$ E29 FOP=[YR=2002] S3 E10 N5 W2 N1 W6 S1 W2 S2 \$ N2 E2 N1 E6 S1 E2 S2 E22 N43 \$.