LOT 86
IN OR 2133/695
MEADOWFIELD UNIT 2A PB 6/271

MCBURNEY CATHERINE REV TRUST/MCBURNEY CATHERINE A
86609 RIVERWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0086-0000

BUILDING CHARACTERISTICS

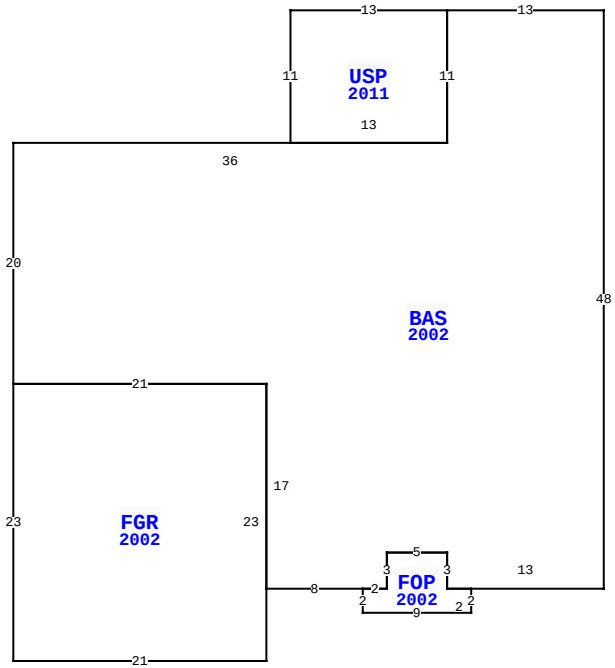
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,584	100	1,584	179,669
FGR	483	55	266	30,172
FOP	33	30	10	1,134
USP	143	30	43	4,877
TOTALS	2,243		1,903	215,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,903	106.1340	126.03	239,835	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 1584 HX Base Yr 2018



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86609 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,852
TOTAL MARKET OB/XF VALUE		4,663
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		285,515
SOH/AGL Deduction		114,332
ASSESSED VALUE		171,183
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,183
TOTAL JUST VALUE		285,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24572	XFOB	1,169	04/01/2011
B0209883	NEW CONSTR	110,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/0695	6/21/2017	WD	Q	I	01	206,000
GRANTOR: NELSEN DON K & LISA A						
GRANTEE: CATHERINE MCBURNEY						
1885/1871	10/21/2013	WD	Q	I	02	166,000
GRANTOR: KOSCIULEK SUSAN J & R						
GRANTEE: NELSEN DON K & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 USP=[YR=2011] W13 S11 E13 N11 $ S11 W36 S20 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E8 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 N48 $.

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	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	2002	2002	3	83	3,660	
2	0810	CONCRETE A	0	100	0	0	166.00	SF	6.50	6.50	100	2011	2011	3	93	1,003	

LAND DESCRIPTION

TOTAL OB/XF 4,663

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	000134	C	SFR POND	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 05/03/2017 BY SB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS