

LOT 88
IN OR 1387/314
MEADOWFIELD UNIT 2A PB 6/271

DANIEL JEFFREY T
86641 RIVERWOOD DRIVE
YULEE, FL 32097

2023

38-2N-27-1332-0088-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,432	106.0409	125.92	306,237	2003	2003	0	0	0	9.15	90.85	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2020													Heated Area: 2141													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 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	1,646	100	1,646	188,299																									
FGR	504	55	277	31,688																									
FOP	22	30	7	800																									
FUS	495	100	495	56,627																									
PTO	143	5	7	800																									
TOTALS	2,810		2,432	278,216																									
EXTRA FEATURES															86641 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080													
2	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	100	2003	2003	3	84	3,499													
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	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 10/18/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													