



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

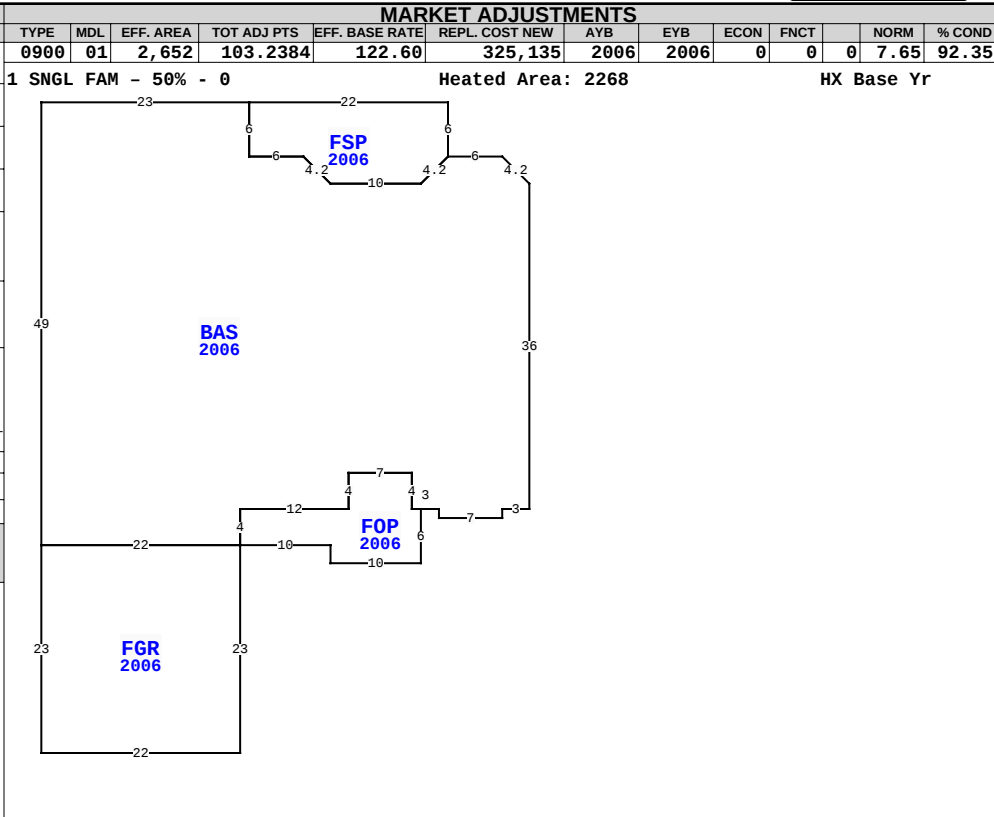
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2,268	256,786
FGR	506	55	278	31,476
FOP	128	30	38	4,303
FSP	171	40	68	7,699

TOTALS	3,073		2,652	300,262
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	50	0	0		1.00	3,500.00



86777 RIVERWOOD DR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	50	0	0		1.00	3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000134	C	SFR POND	50		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										300,262									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										368,447									
SOH/AGL Deduction										63,328									
ASSESSED VALUE										305,119									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										255,119									
TOTAL JUST VALUE										368,447									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										306,105									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15643	NEW CONSTR	242,736	01/19/2006
E15876	ELEC OTHER	2,000	10/01/2005
E15876	ELEC OTHER	2,000	09/01/2005
P09984	OTHER	0	09/01/2005
M10156	MECH OTHER	0	08/01/2005
R07933	REPAIR/RRF	4,550	07/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2611/1770	1/04/2023	WD	Q	I	01	420,000			
GRANTOR:MUNDY SARAH R & MICHA									
GRANTEE:OLIVER DIANA									
2560/1990	4/29/2022	WD	U	I	11	100			
GRANTOR:LECONTE MICHAEL									
GRANTEE:LECONTE MICHAEL RE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W23 S49 FGR=[YR=2006] S23 E22 N23 W22\$ E22									
FOP=[YR=2006] E10 S2 E10 N6 W1 N4 W7 S4 W12 S4\$ N4 E12 N4 E7									
S4 E3 S1 E7 N1 E3 N36 U3 L3 W6 FSP=[YR=2006] N6 W22 S6 E6									
R3 D3 E10 U3 R3 \$ L3 D3 W10 U3 L3 W6 N6\$.									