



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	20	FACE BRICK 30		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	07	CORK/VTILE 70		
Interior Floo	11	CLAY TILE 30		
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	2,043	100	2,043	226,242
FGR	609	55	335	37,097
FOP	42	30	13	1,440
FSP	177	40	71	7,862
TOTALS	2,871		2,462	272,642

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0900	01	2,462	102.9648	122.27	301,029	2005	2005	0	0	9.43	90.57															
1 SNGL FAM - 100% - 2023						Heated Area: 2043		HX Base Yr 2023																		
86831 RIVERWOOD DR, YULEE																										
<table><tr><td>BLD DATE</td><td>03/03/2023</td><td>NW</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE	03/03/2023	NW	LGL DATE		XF DATE			LAND DATE		INC DATE			AG DATE	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE				272,642		
TOTAL MARKET OB/XF VALUE				4,674		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				342,316		
SOH/AGL Deduction				0		
ASSESSED VALUE				342,316		
TOTAL EXEMPTION VALUE				HX HB XM		50,000
BASE TAXABLE VALUE				292,316		
TOTAL JUST VALUE				342,316		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				273,559		

EXTRA FEATURES										86831 RIVERWOOD DR, YULEE				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	0812	CONCRETE C	0	100	0	0	1,343.00	SF	4.00	4.00	100	2005	2005	3	87	4,674	