LOT 133
IN OR 2194/990
MEADOWFIELD #3 PB 6/321-323

HINSON GERALD N
86891 RIVERWOOD DR
YULEE, FL 32097

2023

38-2N-27-1332-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

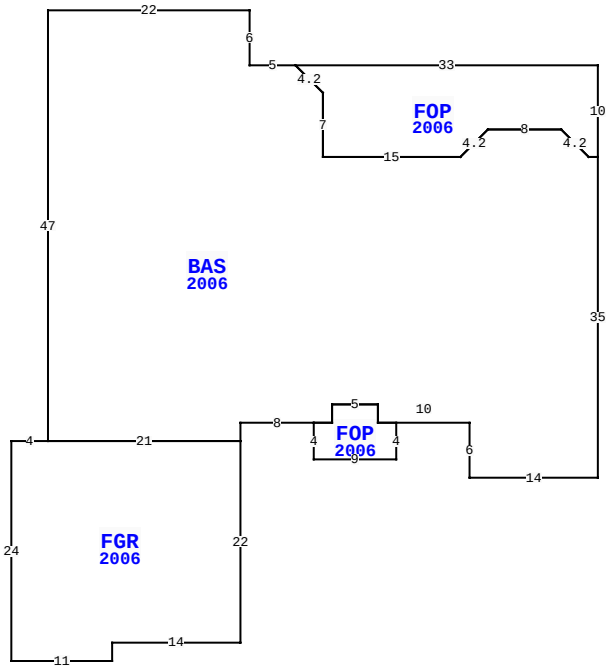
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,317	100	2,317	254,908
FGR	572	55	315	34,655
FOP	46	30	14	1,540
FOP	272	30	82	9,022
TOTALS	3,207		2,728	300,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	100.3200	119.13	324,987	2006	2006	0	0	0	7.65	92.35

1 SNGL FAM – 100% - 2022 Heated Area: 2317 HX Base Yr 2022



86891 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,125
TOTAL MARKET OB/XF VALUE		7,779
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		372,904
SOH/AGL Deduction		69,117
ASSESSED VALUE		303,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,787
TOTAL JUST VALUE		372,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001150	REPAIR/RRF	16,900	02/15/2017
M10413	H/AC	0	10/01/2005
E15868	NEW CONSTR	2,000	09/01/2005
P09909	NEW CONSTR	0	08/01/2005
R0507113	REPAIR/RRF	1,500	02/01/2005
B0514407	NEW CONSTR	172,248	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0990	4/30/2018	WD	Q	I	01	235,000
GRANTOR: JYZ JAMES T TRUSTEE						
GRANTEE: HINSON GERALD N						
1784/1479	3/07/2012	QC	U	I	11	100
GRANTOR: JYZ JAMES T						
GRANTEE: JYZ JAMES T TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N35 FOP=[YR=2006] N10 W33 D3 R3 S7 E15 U3 R3 E8 R3 D3 E1$ W1 L3 U3 W8 L3 D3 W15 N7 U3 L3 W5N6W22 S47
FGR=[YR=2006] W4S24E11 N2 E14 N22 W21$ E21 N2 E8
FOP=[YR=2006] S4 E9 N4 W2N2W5S2W2$ E2N2E5S2 E10 S6 E14$.

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	0810	CONCRETE A	0	100	0	0	1,360.00	SF	6.50	6.50	100	2006	2006	3	88	7,779	

LAND DESCRIPTION

TOTAL OB/XF 7,779

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 10/04/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS