LOT 1
MEADOWFIELD UNIT 1-A PB 6/148

CAVENDER THOMAS H/CREMER NICOLE L
8614 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

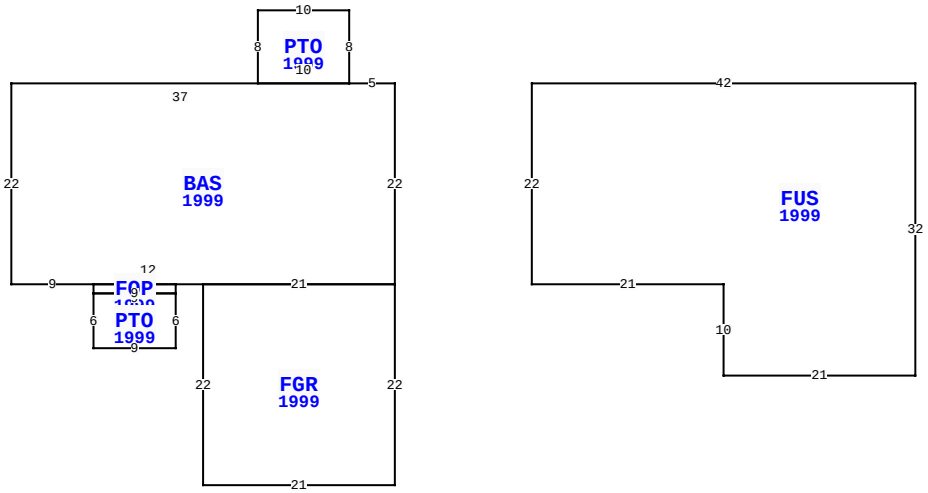
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	924	100	924	101,835
FGR	462	55	254	27,994
FOP	9	30	3	331
FUS	1,134	100	1,134	124,979
PTO	54	5	3	331
PTO	80	5	4	441
TOTALS	2,663		2,322	255,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	100.1952	125.24	290,807	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2024 Heated Area: 2058 HX Base Yr 2024



8614 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		255,910
TOTAL MARKET OB/XF VALUE		7,409
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,319
SOH/AGL Deduction		0
ASSESSED VALUE		328,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,319
TOTAL JUST VALUE		328,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99-6281	NEW CONSTR	0	07/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1511	3/28/2023	WD	Q	I	01	378,000
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: CAVENDER THOMAS H &						
2593/0032	9/16/2022	WD	U	I	37	290,000
GRANTOR: PINKSTON WILLIAM D &						
GRANTEE: JAXSAT GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W5 PTO=[YR=1999] N8 W10 S8 E10$ W37 S22 E9
FOP=[YR=1999] S1 PTO=[YR=1999] S6 E9 N6 W9$ E9 N1 W9$ E12
FGR=[YR=1999] S22 E21 N22 W21$ E21 N22$ PTR=E15 FUS=[YR=1999]
E42 S32 W21 N10 W21 N22$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1999	1999	3	77	420	
3	0810	CONCRETE A	0	100	0	0	816.00	SF	6.50	6.50	100	1999	1999	3	77	4,084	

LAND DESCRIPTION

TOTAL OB/XF 7,409

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS