LOT 3
IN OR 1610/300
MEADOWFIELD UNIT 1-A PB 6/148

IHLENDORF JON T
8648 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

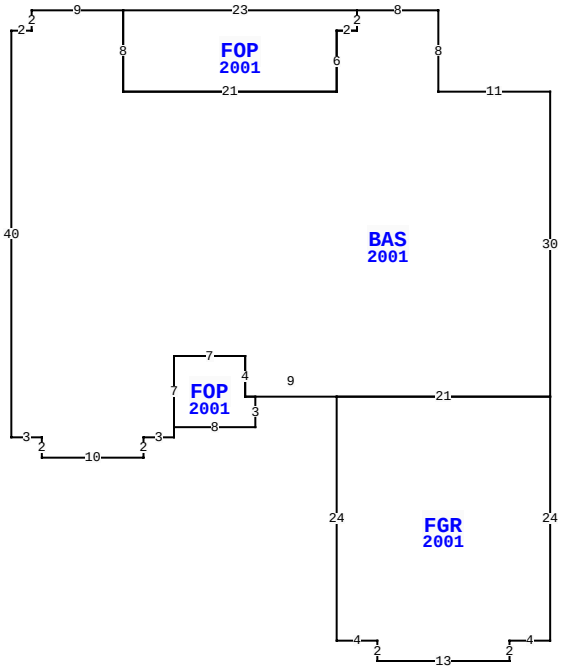
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,806	100	1,806	199,535
FGR	530	55	292	32,262
FOP	52	30	16	1,768
FOP	172	30	52	5,745
TOTALS	2,560		2,166	239,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,166	99.3132	124.14	268,887	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2010 Heated Area: 1806 HX Base Yr 2010



8648 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		239,309
TOTAL MARKET OB/XF VALUE		6,923
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		311,232
SOH/AGL Deduction		150,246
ASSESSED VALUE		160,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,986
TOTAL JUST VALUE		311,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007798	NEW CONSTR	107,616	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1610/0300	2/27/2009	WD	Q	I	01	169,000
GRANTOR: SZEWCZUK SUSAN						
GRANTEE: IHLENDORF JON T						
1188/0881	11/13/2003	QC	U	I	01	100
GRANTOR: SZEWCZUK MICHAEL J						
GRANTEE: SZEWCZUK SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 N8 W8 FOP=[YR=2001] W23 S8 E21 N6 E2 N2 $ S2 W2 S6 W21 N8 W9 S2 W2 S40 E3 S2 E10 N2 E3 N1FOP=[YR=2001] E8 N3 W1 N4 W7 S7 $ N7 E7 S4 E9 FGR=[YR=2001] S24 E4 S2 E13 N2 E4 N24 W21 $ E21 N30 $.

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	2001	2001	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	949.00	SF	5.20	5.20	100	2001	2001	3	80	3,948	

LAND DESCRIPTION

TOTAL OB/XF 6,923

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