

LOT 9
IN OR 915/1047
MEADOWFIELD UNIT 1-A PB 6/148

ARMENTI ELIZABETH R
86146 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	221,568
FGR	528	55	290	30,981
FOP	58	30	17	1,816
FOP	203	30	61	6,516

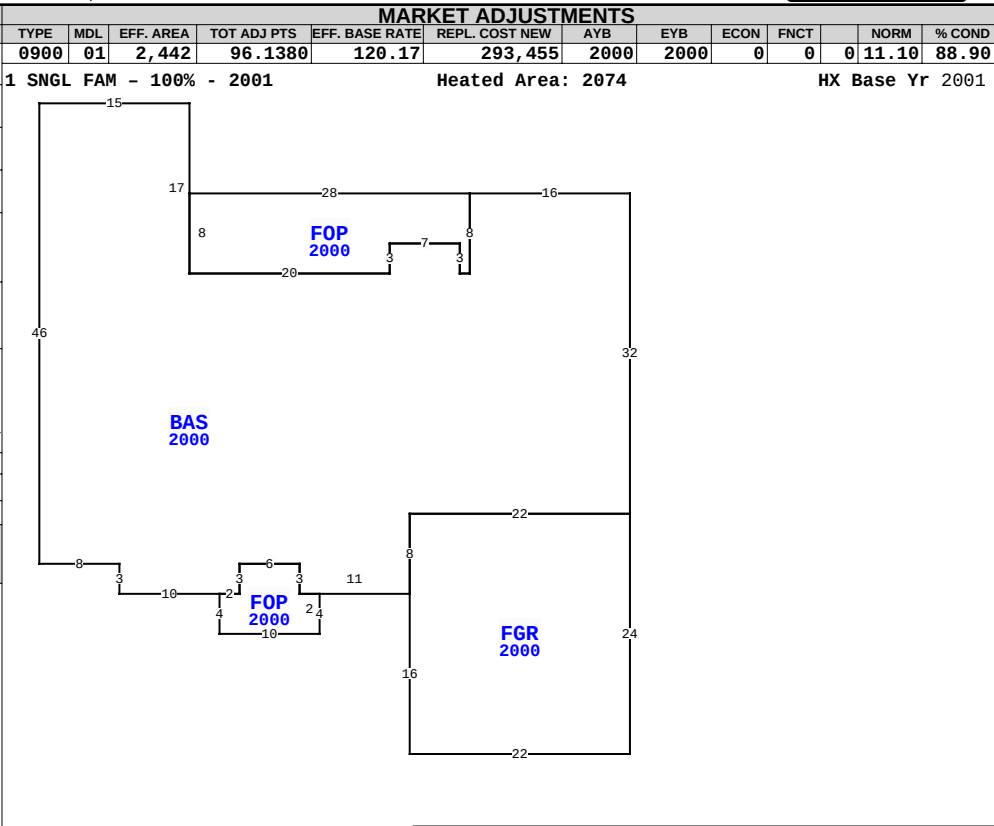
TOTALS	2,863		2,442	260,881
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EXTRA FEATURES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2000	2000	3	79	616	
3	0811	CONCRETE B	0	100	0	0	1,738.00	SF	5.20	5.20	100	2000	2000	3	79	7,140	
4	0911	SCRN RM A	0	100	12	28	348.00	SF	17.50	17.50	100	2017	2017	3	78	4,750	
5	0812	CONCRETE C	0	100	0	0	1,548.00	SF	4.00	4.00	100	2001	2001	3	80	4,954	
6	0510	GARAGE WD-	0	100	18	21	378.00	SF	35.00	35.00	100	2001	2001	3	29	3,837	

LAND DESCRIPTION

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	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							



86146 RIVERWOOD DR, YULEE

BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	01/01/2019
AG DATE	KB

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,442	96.1380	120.17	293,455	2000	2000	0	0	0 11.10	88.90

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,881	
TOTAL MARKET OB/XF VALUE		24,237	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		350,118	
SOH/AGL Deduction		161,412	
ASSESSED VALUE		188,706	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		133,706	
TOTAL JUST VALUE		350,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003659	SCRNROOM	0	01/01/2017
8007794	GARAGE	9,000	12/01/2000
996495	NEW CONSTR	119,838	10/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0915/1047	1/14/2000	WD	Q	I		152,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ARMENTI DOMICK & EL						
0905/1013	10/28/1999	WD	U	V	19	81,500
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FOP=[YR=2000] W28 S8 E20 N3 E7 S3 E1 N8\$ S8 W1 N3 W7 S3 W20 N17 W15 S46 E8 S3 E10 FOP=[YR=2000] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=2000] S16 E22 N24 W22 S8\$ N8 E22 N32 \$.