



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	15	HARDTILE 80
Interior Floo	14	CARPET 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	2,065	100	2,065	241,663
FGR	484	55	266	31,129
FOP	58	30	17	1,990
FSP	200	40	80	9,362
TOTALS	2,807		2,428	284,144

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	1,507.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	
3	0858	SCULP CONC	0	0	0	0	54.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,428	105.3108	131.64	319,622	2000	2000	0	0	11.10	88.90
1 SNGL FAM - 0% - 2023											
Heated Area: 2065											
HX Base Yr											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86232 RIVERWOOD DR, YULEE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	284,144		
TOTAL MARKET OB/XF VALUE	9,369		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	358,513		
SOH/AGL Deduction	0		
ASSESSED VALUE	358,513		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	358,513		
TOTAL JUST VALUE	358,513		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	361,002		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006803	NEW CONSTR	119,838	02/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2378/0979	7/22/2020	WD	Q	I	01
GRANTOR: RAMSEY EDWARD C & BON					
GRANTEE: ROBINSON SARAH L					
0930/0988	5/02/2000	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS INC					
GRANTEE: RAMSEY EDWARD & BON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W16 S2 FSP=[YR=2000] W28 S8 E14 N2 E12 S2 E2 N8\$ S8 W2 N2 W12 S2 W14 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] S12 E22 N22 W22 S10\$ N10 E22 N32\$.											