



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	11	CLAY TILE 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	2,197	100	2,197	240,707
FGR	416	55	229	25,089
FOP	58	30	17	1,863
FOP	205	30	62	6,793
TOTALS	2,876		2,505	274,453

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	444.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,505	96.4224	120.53	301,928	1999	2004	0	0	9.10	90.90
1 SNGL FAM - 100% - 2021 Heated Area: 2197 HX Base Yr 2021											
8651 RIVERWOOD DR, YULEE											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,453	
TOTAL MARKET OB/XF VALUE		5,127	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		344,580	
SOH/AGL Deduction		83,312	
ASSESSED VALUE		261,268	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		211,268	
TOTAL JUST VALUE		344,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226591	REMODEL	1,467	11/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2383/0117	8/05/2020	WD Q	I	I	02
GRANTOR: ROMON DIANE T & MICHA					
GRANTEE: WYLER DOUGLAS A & R					
0995/1096	7/03/2001	WD Q	I		
GRANTOR: DUBOSE MODEL HOME INV					
GRANTEE: ROMON DIANE T & MIC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W16 S1 FOP=[YR=1999] W29 S8 E19 N3 E9 S3 E1 N8\$ S8 W1 N3 W9 S3 W19 N16 W15 S46 E8 S3 E10 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2000] S12 E22 N18 W11 N4 W5 S4 W6 S6\$ N6 E6 N4 E5 S4 E11 N36\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00