LOT 52
IN OR 1280/974
MEADOWFIELD UNIT 1-A PB 6/148

DARST JEFFREY A & CAROL
86173 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0052-0000

BUILDING CHARACTERISTICS

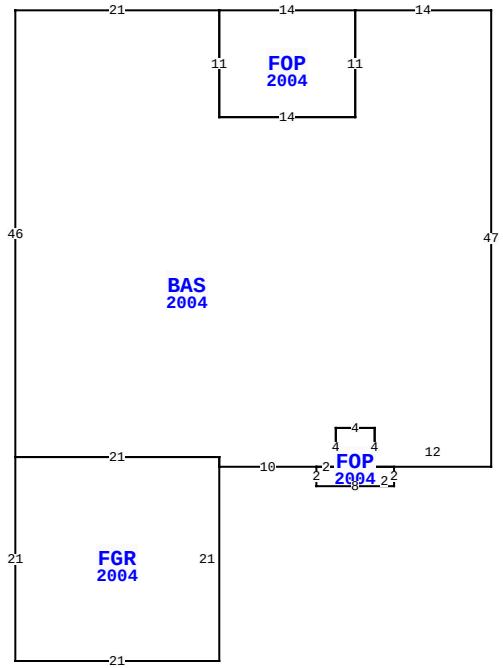
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,112	100	2,112	226,356
FGR	441	55	243	26,044
FOP	32	30	10	1,072
FOP	154	30	46	4,930
TOTALS	2,739		2,411	258,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,411	94.3740	117.97	284,426	2004	2004	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2005 Heated Area: 2112 HX Base Yr 2005



86173 RIVERWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,401
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		327,101
SOH/AGL Deduction		158,490
ASSESSED VALUE		168,611
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,611
TOTAL JUST VALUE		327,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413012	NEW CONSTR	1,777,900	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/0974	12/13/2004	WD	Q	I		175,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DARST JEFFREY A & C						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] W14 S11 E14 N11$ S11 W14 N11 W21 S46 FGR=[YR=2004] S21 E21 N21 W21$ E21 S1 E10 FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N47$.

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	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	100	2004	2004	3	84	3,700	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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