



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 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	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	2,148	100	2,148	230,734
FGR	414	55	228	24,491
FOP	48	30	14	1,504
FOP	197	30	59	6,338
TOTALS	2,807		2,449	263,067

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	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20
3	0910	SCRN RM L	0	100	0	0	812.00	SF	15.00
4	0845	KOOL DECK	0	100	0	0	592.00	SF	7.25
5	0861	POOL GUNIT	0	100	22	10	220.00	SF	85.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,449	96.6672	120.83	295,913	2000	2000	0	0
1 SNGL FAM - 100% - 2021									
Heated Area: 2148									
HX Base Yr 2021									
BLD DATE	03/03/2023						NW	LGL DATE	
XF DATE								LAND DATE	
INC DATE								AG DATE	

86223 RIVERWOOD DR, YULEE

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	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	100	2000	2000	3	79	3,479	
3	0910	SCRN RM L	0	100	0	0	812.00	SF	15.00	15.00	100	2004	2004	3	22	2,680	
4	0845	KOOL DECK	0	100	0	0	592.00	SF	7.25	7.25	100	2004	2004	3	84	3,605	
5	0861	POOL GUNIT	0	100	22	10	220.00	SF	85.00	85.00	100	2004	2004	3	36	6,732	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					263,067
TOTAL MARKET OB/XF VALUE					19,436
TOTAL LAND VALUE - MARKET					65,000
TOTAL MARKET VALUE					347,503
SOH/AGL Deduction					105,475
ASSESSED VALUE					242,028
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					192,028
TOTAL JUST VALUE					347,503
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					350,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007572	NEW CONSTR	115,554	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2379/0609	7/24/2020	WD	Q	I	01
GRANTOR: KAISER CHRISTOPHER E					SALE PRICE
GRANTEE: WIESINGER LONI M &					315,000
2220/1511	8/09/2018	WD	Q	I	01
GRANTOR: DAVIS GARY L & JAYME					273,000
GRANTEE: KAISER CHRISTOPHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W14 S7 FOP=[YR=2000] W28 S8 E16 N3 E9 S3 E3 N8\$ S8 W3 N3 W9 S3 W16 N8 W16 S39 FGR=[YR=2000] S15 E22 N21 W14 S6 W8\$ E8 N6 E14 S9 E9 FOP=[YR=2000] S3 E10 N3 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 N3 E7 N46\$.									