LOT 2
MEADOWFIELD UNIT 2A PB 6/271

KEETON GARY W & ANNA M
86406 RIVERWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

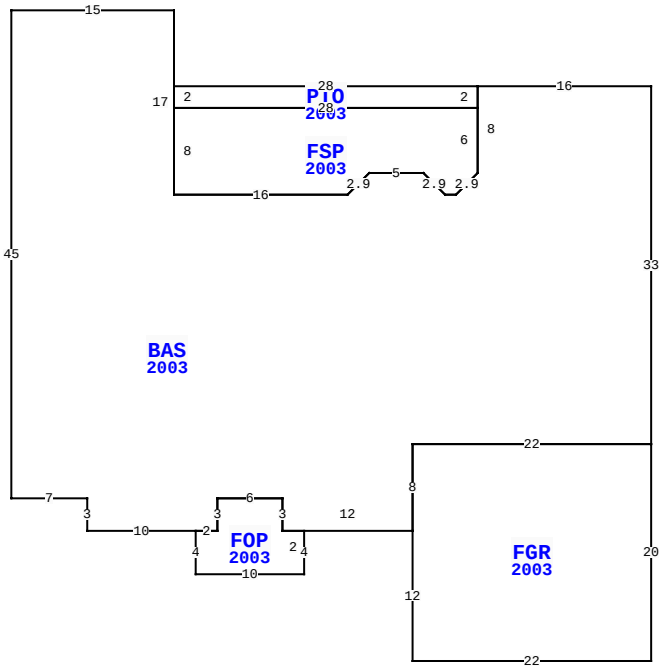
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,045	100	2,045	225,463
FGR	440	55	242	26,680
FOP	58	30	17	1,875
FSP	208	40	83	9,150
PTO	56	5	3	331
TOTALS	2,807		2,390	263,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	97.8138	122.27	292,225	2003	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2022 Heated Area: 2045 HX Base Yr 2022



86406 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,499
TOTAL MARKET OB/XF VALUE		10,157
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		338,656
SOH/AGL Deduction		52,293
ASSESSED VALUE		286,363
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,363
TOTAL JUST VALUE		338,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1462	8/06/2021	WD	Q	I	01	339,000
GRANTOR: STANLEY CHARLES B & A						
GRANTEE: KEETON GARY W & ANN						
1467/0224	12/22/2006	WD	Q	I		258,500
GRANTOR: MORRISON LARRY D & TA						
GRANTEE: STANLEY CHARLES B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 PTO=[YR=2003] W28 S2 FSP=[YR=2003] S8 E16 U2 R2 E5 D2 R2 E1 U2 R2 N6 W28$ E28 N2$ S8 D2 L2 W1 U2 L2 W5 D2 L2 W16 N17 W15 S45 E7 S3 E10 FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 FGR=[YR=2003] S12 E22 N20 W22 S8$ N8 E22 N33 $.

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	0810	CONCRETE A	0	100	0	0	927.00	SF	6.50	6.50	100	2003	2003	3	83	5,001	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2022	2022	3	99	4,562	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 10,157

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	0003	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS