LOT 3
IN OR 1348/1411
MEADOWFIELD UNIT 2A PB 6/271

CLARK MARIE E EST
86426 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0003-0000

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

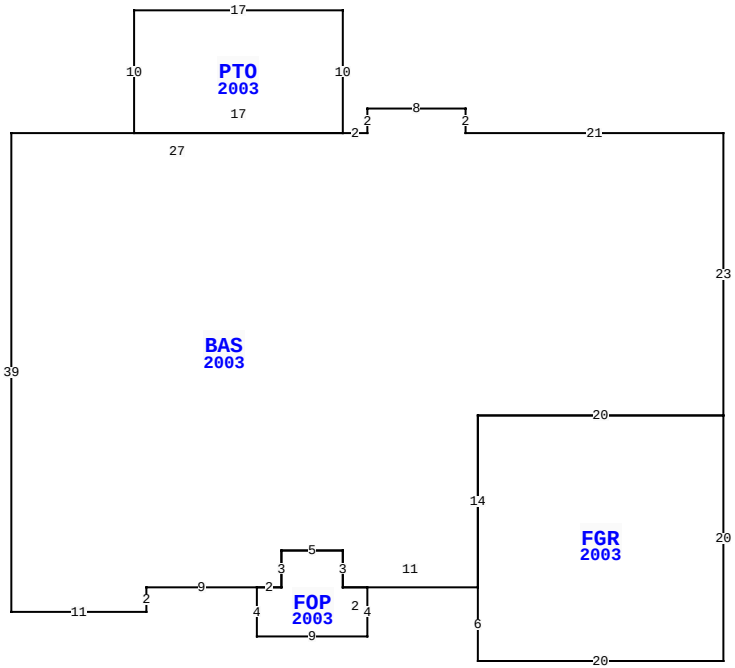
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	1,889	203,218
FGR	400	55	220	23,667
FOP	51	30	15	1,614
PTO	170	5	8	861
TOTALS	2,510		2,132	229,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,132	95.2560	119.07	253,857	2003	2003	0	0	0	9.65	90.35

1 SNGL FAM – 0% - 0 Heated Area: 1889 HX Base Yr



86426 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	229,360
TOTAL MARKET OB/XF VALUE	3,323
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	297,683
SOH/AGL Deduction	22,797
ASSESSED VALUE	274,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,886
TOTAL JUST VALUE	297,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310688	NEW CONSTR	136,869	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1348/1411	9/09/2005	WD	Q	I		239,900
GRANTOR: GRAY SAMUEL C & LAURE						
GRANTEE: CLARK MARIE E						
1141/1544	6/02/2003	WD	Q	I		146,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GRAY SAMUEL C & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 N2 W8 S2 W2 PTO=[YR=2003] N10 W17 S10 E17$ W27 S39 E11 N2 E9 FOP=[YR=2003] S4 E9 N4 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2003] S6 E20 N20 W20 S14 $ N14 E20 N23$.

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	0812	CONCRETE C	0	0	0	0	1,001.00	SF	4.00	4.00	100	2003	2003	3	83	3,323	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	0		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