

LOT 8
IN OR 1344/1899
MEADOWFIELD UNIT 2A PB 6/271

CRUTCHFIELD MARC C & KIMBERLY I
86514 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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

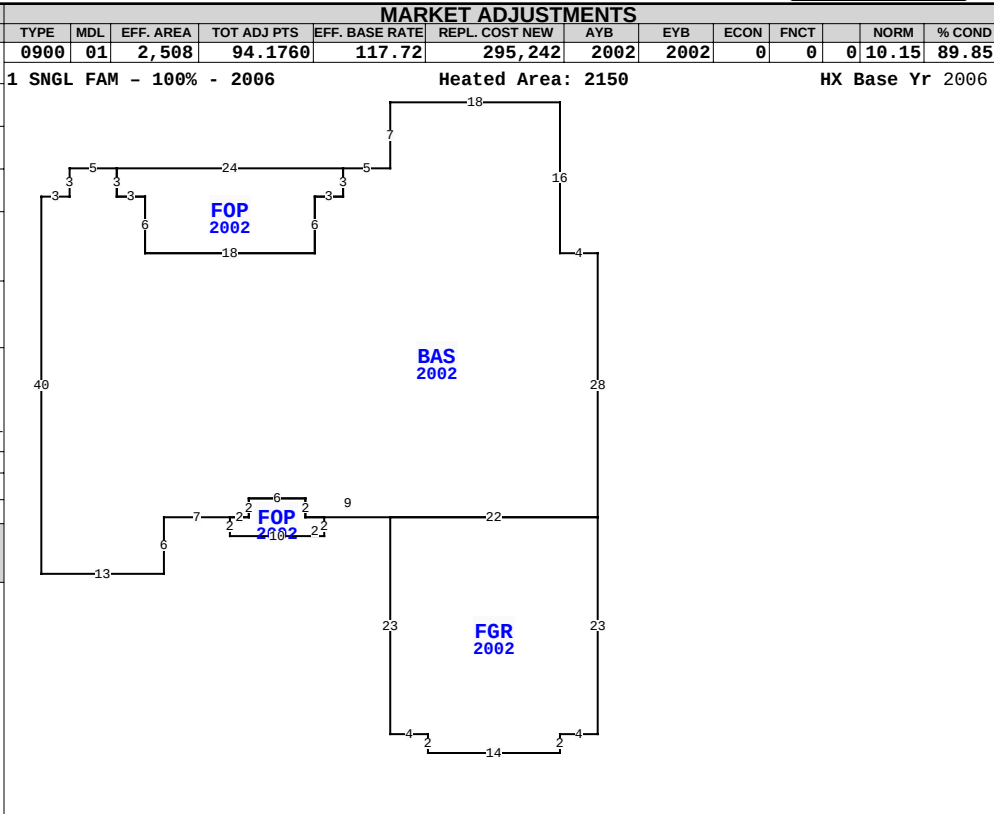
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2,150	227,409
FGR	534	55	294	31,097
FOP	32	30	10	1,058
FOP	180	30	54	5,712

TOTALS	2,896	2,508	265,275
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EXTRA FEATURES		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	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,294.00	SF	4.00	100	2002	2002	3	82	4,244	



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

86514 RIVERWOOD DR, YULEE															
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,275	
TOTAL MARKET OB/XF VALUE		7,254	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		337,529	
SOH/AGL Deduction		163,012	
ASSESSED VALUE		174,517	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		124,517	
TOTAL JUST VALUE		337,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633612	REPAIR/RRF	0	12/27/2016
B0209879	NEW CONSTR	156,952	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1344/1899	8/25/2005	WD	Q	I	
					SALE PRICE
					249,900
GRANTOR: BROPHY PATRICK M & JU					
GRANTEE: CRUTCHFIELD MARC C					
1101/1389	12/18/2002	WD	Q	I	
					173,900
GRANTOR: ATLANTIC BUILDERS INC					
GRANTEE: BROPHY PATRICK & JU					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W4 N16 W18 S7 W5 FOP=[YR=2002] W24 S3 E3 S6 E18 N6 E3 N3 \$ S3 W3 S6 W18 N6 W3 N3 W5 S3 W3 S40 E13 N6 E7 FOP=[YR=2002] S2 E10 N2 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E9 FGR=[YR=2002] S23 E4 S2 E14 N2 E4 N23 W22 \$ E22 N28 \$.	

LAND DESCRIPTION															
TOTAL OB/XF 7,254															
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00