

LOT 12
IN OR 1252/1164
MEADOWFIELD UNIT 2A PB 6/271

LAPUTKA CHRISTINA M & ANDREW
86578 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0012-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,705	100	1,705	185,304
FGR	483	55	266	28,909
FOP	33	30	10	1,087
FOP	154	30	46	4,999
FUS	693	100	693	75,317

TOTALS	3,068		2,720	295,616
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	870.00	SF	5.20	
3	0469	VF LATTIC	0 100	0	0	60.00	SF	5.50	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,720	96.7680	120.96	329,011	2002	2002	0	0	10.15	89.85	
1 SNGL FAM - 100% - 2004 Heated Area: 2398 HX Base Yr 2004												

86578 RIVERWOOD DR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0 100	0	0	870.00	SF	5.20	5.20	100	2002	2002	3	82	3,710	
3	0469	VF LATTIC	0 100	0	0	60.00	SF	5.50	5.50	100	2004	2004	3	64	211	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	64	384	

TOTAL OB/XF										7,315						
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
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

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				295,616	
TOTAL MARKET OB/XF VALUE				7,315	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				367,931	
SOH/AGL Deduction				177,899	
ASSESSED VALUE				190,032	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				140,032	
TOTAL JUST VALUE				367,931	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				370,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210026	NEW CONSTR	150,675	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1164	8/12/2004	QC	U	I	01	100
GRANTOR: BRADSHAW CHRISTINA M						
GRANTEE: LAPUTKA CHRISTINA M						
1109/1865	1/28/2003	WD	Q	I		152,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BRADSHAW CHRISTINA						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2002] W23 FOP=[YR=2002] N11 W14 S11 E14 \$ W14 N11 W13 S48 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 E5 S3 E11 FGR=[YR=2002] S10 E21 N23 W21 S13 \$ N13 E21 N24 \$ PTR= E15 FUS=[YR=2002] E21 S33 W21 N33 \$ W15 \$.						