

LOT 15
IN OR 2199/1522
MEADOWFIELD UNIT 2A PB 6/271

ANDERSON TYMOTHY F & TIA
86634 RIVERWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	08 IRREGULAR 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
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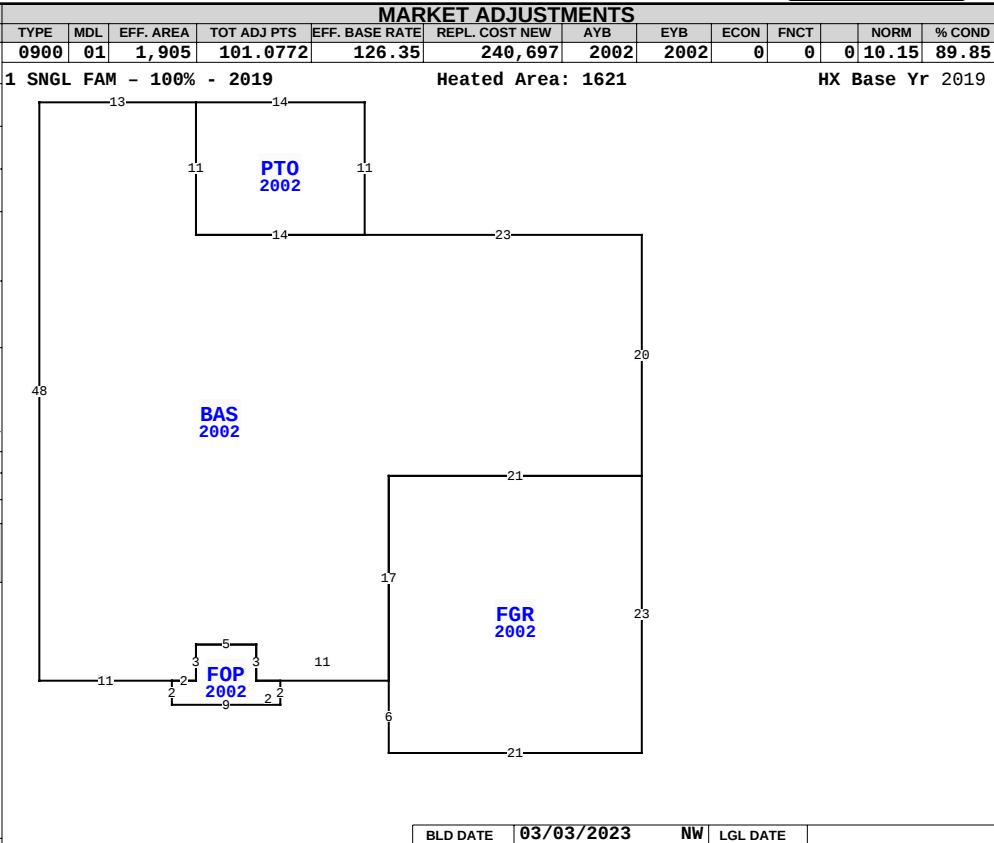
NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	184,024
FGR	483	55	266	30,198
FOP	33	30	10	1,136
PTO	154	5	8	908
TOTALS	2,291		1,905	216,266

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B

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	0811	CONCRETE B	0 100	0	0	855.00	SF	5.20	5.20	100	2002	2002	3	82	3,646	

LAND DESCRIPTION	
L N	USE CODE
1	000100 C



86634 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			216,266
TOTAL MARKET OB/XF VALUE			3,646
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			284,912
SOH/AGL Deduction			98,963
ASSESSED VALUE			185,949
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			135,949
TOTAL JUST VALUE			284,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209880	NEW CONSTR	121,103	06/01/2002

SALES DATA	
OFF RECORD Number	DATE
2199/1522	5/29/2018
GRANTOR: COONER JOE LEMUEL JR	
GRANTEE: ANDERSON TYMOTHY F	
2050/0924	5/27/2016
GRANTOR: LOVE MICHAEL C	
GRANTEE: COONER JOE LEMUEL J	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002]	W23 PTO=[YR=2002]
W13 S48 E11 FOP=[YR=2002]	S2 E9 N2 W2 N3 W5 S3 W2 \$ E2 N3 E5
S3 E11 FGR=[YR=2002]	S6 E21 N23 W21 S17 \$ N17 E21 N20 \$.

LAND DESCRIPTION										TOTAL OB/XF										3,646									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												