LOT 18
MEADOWFIELD #3 PB 6/321-323

MAGGIORE DAMON MICHAEL/GRINSHTEYN ALLANA MICHELLE
86684 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0018-0000

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

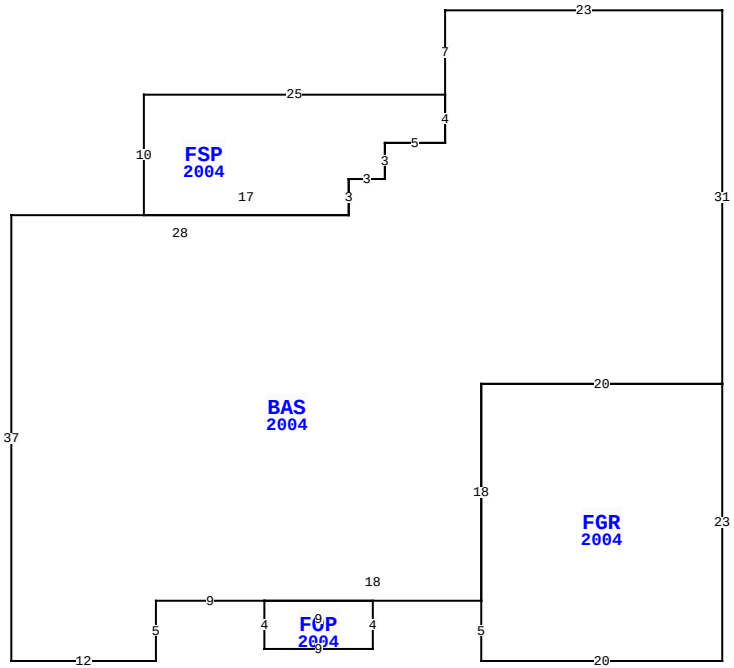
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	229,407
FGR	460	55	253	28,761
FOP	36	30	11	1,250
FSP	211	40	84	9,549
TOTALS	2,725		2,366	268,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	100.1070	125.13	296,058	2004	2004	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2023 Heated Area: 2018 HX Base Yr 2023



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

86684 RIVERWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,969
TOTAL MARKET OB/XF VALUE		15,981
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,950
SOH/AGL Deduction		32,656
ASSESSED VALUE		317,294
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		262,294
TOTAL JUST VALUE		349,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632969	REPAIR/RRF	30,000	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/1549	6/17/2022	WD	Q	I	01	492,500
GRANTOR: WALCZAK KENNETH P & A						
GRANTEE: MAGGIORE DAMON M &						
2064/0423	7/25/2016	WD	Q	I	01	234,000
GRANTOR: TENARO KIM I & GUY F						
GRANTEE: WALCZAK KENNETH P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 S7 FSP=[YR=2004] W25 S10 E17 N3 E3 N3 E5 N4$ S4 W5 S3 W3 S3 W28 S37 E12 N5 E9 FOP=[YR=2004] S4 E9 N4 W9$ E18 FGR=[YR=2004] S5 E20 N23 W20 S18$ N18 E20 N31$.

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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2004	2004	3	84	3,381	
2	0861	POOL GUNIT	0	100	0	0	140.00	SF	85.00	85.00	100	2004	2004	3	36	4,284	
3	0845	KOOL DECK	0	100	0	0	666.00	SF	7.25	7.25	100	2020	2020	3	99	4,780	
4	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2013	2013	3	85	3,536	

LAND DESCRIPTION

TOTAL OB/XF 15,981

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		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 03/13/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS