

LOT 21
IN OR 2062/1020
MEADOWFIELD #3 PB 6/321-323

COBB ERIC W
86734 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

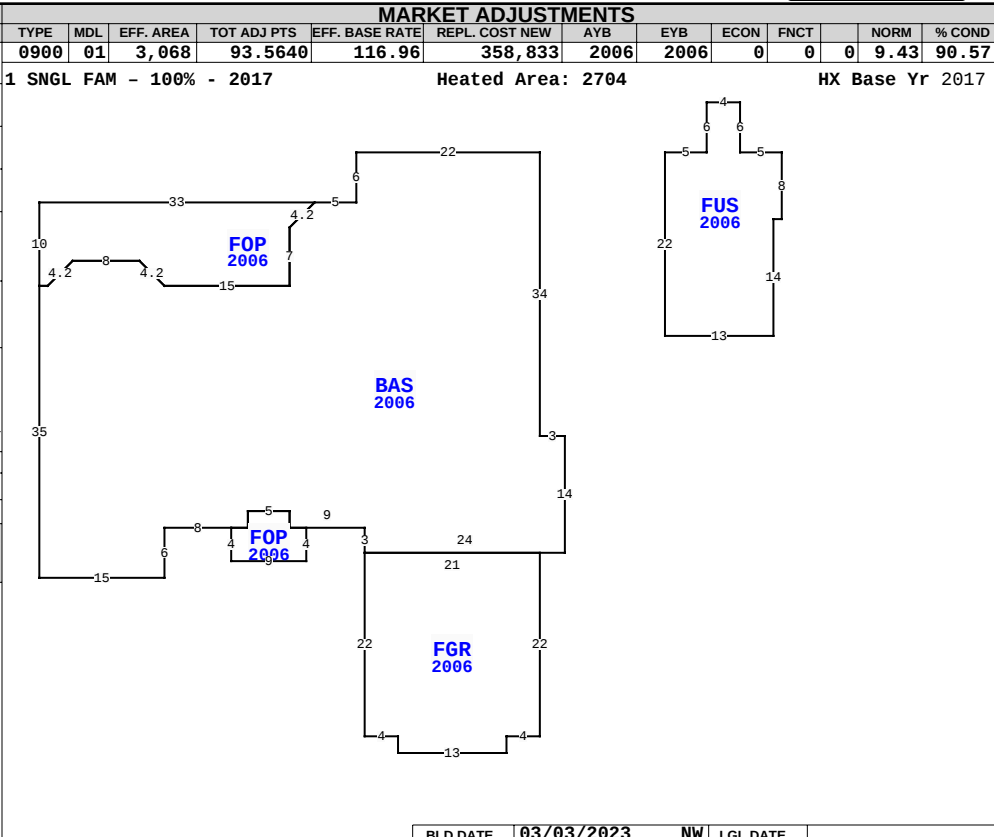
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	2,386	252,751
FGR	488	55	268	28,389
FOP	46	30	14	1,483
FOP	272	30	82	8,687
FUS	318	100	318	33,686
TOTALS	3,510		3,068	324,995

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0504	FP-ELECTRI	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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86734 RIVERWOOD DR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF		
6,484		

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6,484		

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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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		324,995
TOTAL MARKET OB/XF VALUE		6,484
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		396,479
SOH/AGL Deduction		152,589
ASSESSED VALUE		243,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,890
TOTAL JUST VALUE		396,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16232	ELEC OTHER	2,000	11/01/2005
M10665	MECH OTHER	0	11/01/2005
P10117	OTHER	0	10/01/2005
C15820	CO ISSUED	193,376	08/01/2005
R08068	REPAIR/RRF	1,500	08/01/2005
B15820	NEW CONSTR	193,376	08/01/2005

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2062/1020	7/28/2016	WD Q I
GRANTOR: DAIGLE DAVID A & ERIK		
GRANTEE: COBB ERIC W		
1685/1099	6/24/2010	WD Q I
GRANTOR: TILIAKOS STEPHANIE M		
GRANTEE: DAIGLE DAVID A & ER		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2006] W22 S6 W5 FOP=[YR=2006] W33 S10 E1 R3 U3 E8 D3 R3 E15 N7 R3 U3 \$ D3 L3 S7 W15 L3 U3 W8 D3 L3 W1 S35 E15 N6 E8 FOP=[YR=2006] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E9 S3 FGR=[YR=2006] S22 E4 S2 E13 N2 E4 N22 W21\$ E24 N14 W3 N34\$ PTR=E15 FUS=[YR=2006] E5 N6 E4 S6 E5 S8 W1 S14 W13 N22\$ W15\$.		

OTHER ADJUSTMENTS AND NOTES		

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