

LOT 29
IN OR 1318/826
MEADOWFIELD #3 PB 6/321-323

MARTINO LARRY A & JEAN A
86864 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0029-0000

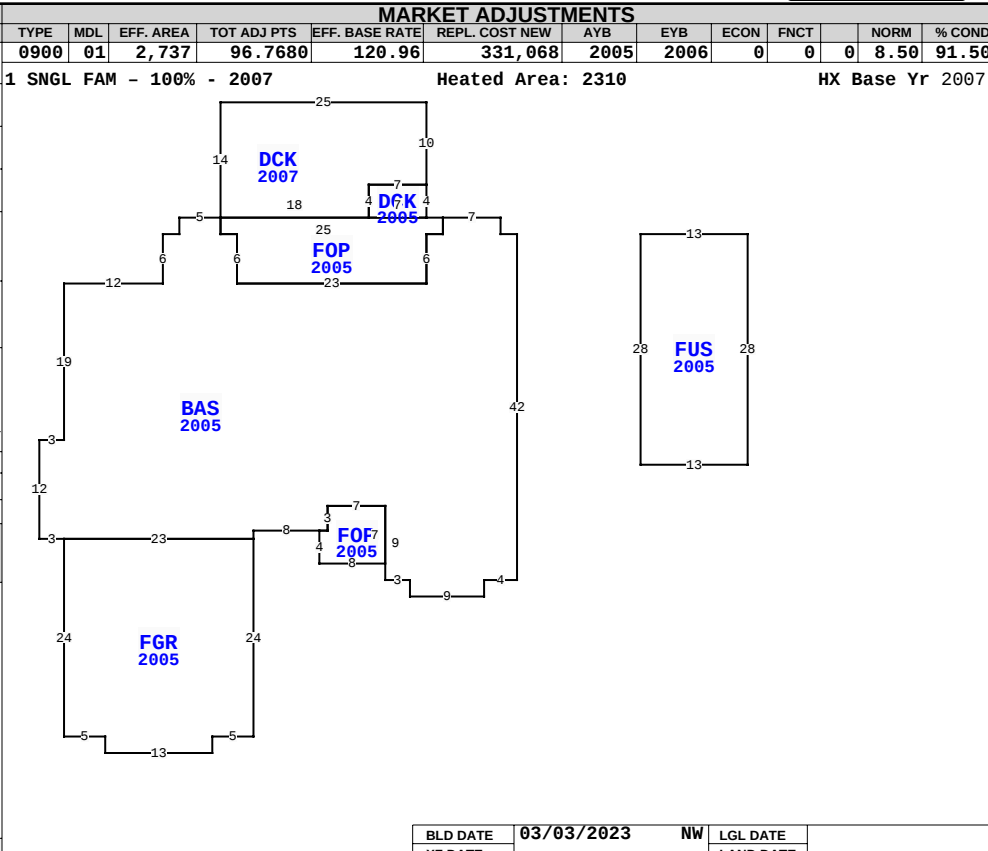


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	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	1,946	100	1,946	215,380
DCK	28	10	3	332
DCK	322	10	32	3,542
FGR	578	55	318	35,195
FOP	53	30	16	1,771
FOP	192	30	58	6,420
FUS	364	100	364	40,287
TOTALS	3,483		2,737	302,927

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,187.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	



86864 RIVERWOOD DR, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,187.00	SF	4.00	4.00	100	2005	2005	3	86	4,083	
112.00	SF	6.50	6.50	100	2011	2011	3	92	670	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		302,927	
TOTAL MARKET OB/XF VALUE		4,753	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		372,680	
SOH/AGL Deduction		183,568	
ASSESSED VALUE		189,112	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		139,112	
TOTAL JUST VALUE		372,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,246	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700985	REPAIR/RRF	8,000	02/09/2017
B24481	ADDITION	800	03/01/2011
B13817	NEW CONSTR	0	05/13/2005
M0509158	MECH OTHER	0	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1318/0826	5/19/2005	WD	Q	I	
					SALE PRICE
					234,800
GRANTOR: WATSON HOME BUILDERS					
GRANTEE: MARTINO LARRY A & J					
1217/0139	3/22/2004	WD	U	V	19
GRANTOR: MEADOWFIELD JOINT VEN					
GRANTEE: WATSON HOME BUILDER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W2 N2 W7 FOP=[YR=2005] W2 DCK=[YR=2005] N4											
DCK=[YR=2007] N10W25S14 E18N4E7S W7 S4 E7S W25 S2 E2S6 E23 N6											
E2 N2S S2 W2 S6 W23 N6 W2 N2 W5 S2 W2 S6 W12 S19 W3 S12 E3											
FGR=[YR=2005] S24 E5 S2 E13 N2 E5 N24 W23S E23 N1 E8											
FOP=[YR=2005] S4 E8 N7 W7 S3 W1S E1 N3 E7 S9 E3 S2 E9 N2 E4											
N42S PTR=E15 FUS=[YR=2005] E13 S28 W13 N28S W15S .											

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

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	65,000.00	65,000.00	65,000								