



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
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	2,201	100	2,201	222,706
FGR	506	55	278	28,129
FOP	30	30	9	911
FSP	277	40	111	11,231
UOP	351	20	70	7,083

TOTALS	3,365		2,669	270,061
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,226.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,669	96.0768	120.10	320,547	2002	2002	0	0	0	15.75	84.25
1 SNGL FAM - 100% - 2019 Heated Area: 2201 HX Base Yr 2019												

86419 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	0811	CONCRETE B	0	100	0	0	1,226.00	SF	5.20	5.20	100	2002	2002	3	82	5,228	
2	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2004	2004	3	84	3,767	
3	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00	32.00	100	2022	2022	3	99	10,074	

LAND DESCRIPTION										TOTAL OB/XF										19,069	
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	LA VAL				
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					
REVIEW DATE		01/06/2023		BY NWA		Total Acres: 0.00			Total Land Value: 65,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					270,061
TOTAL MARKET OB/XF VALUE					19,069
TOTAL LAND VALUE - MARKET					65,000
TOTAL MARKET VALUE					354,130
SOH/AGL Deduction					116,435
ASSESSED VALUE					237,695
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					187,695
TOTAL JUST VALUE					354,130
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					357,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209748	NEW CONSTR	157,232	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2373/1217	7/02/2020	LE U	I	I	11
GRANTOR: MARTIN JEFFREY A & SA					
GRANTEE: DIXON MARGO & KAYLA					
2138/1502	7/28/2017	WD Q	I	I	02
GRANTOR: NGUYEN PHOUC & KIM T					
GRANTEE: MARTIN JEFFREY A &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W4 N16 W19 UOP=[YR=2007] N6 W27 S13 FSP=[YR=2007] W11 S9 E29 N5 E4 N4 W22\$ E27 N7\$ S7 W5 S4 W4 S5 W29 S35 E14 N6 E8 FOP=[YR=2002] S1 E9 N1 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E9 FGR=[YR=2002] S23 E22 N23 W22\$ E22 N29\$.									