LOT 80
MEADOWFIELD UNIT 2A PB 6/271

BOGOSH CHRISTOPHER & ROBIN L
86395 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

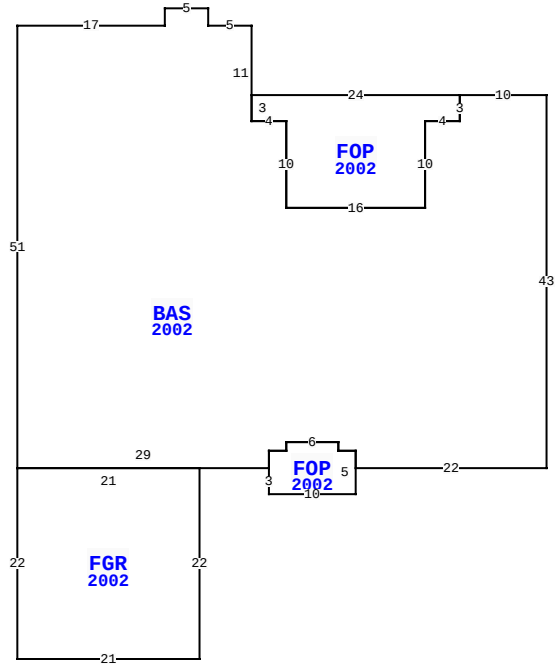
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,591	100	2,591	271,739
FGR	462	55	254	26,639
FOP	56	30	17	1,783
FOP	232	30	70	7,341
TOTALS	3,341		2,932	307,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,932	93.5676	116.96	342,927	2002	2002	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2010 Heated Area: 2591 HX Base Yr 2010



86395 RIVERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,503
TOTAL MARKET OB/XF VALUE		7,763
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		380,266
SOH/AGL Deduction		187,271
ASSESSED VALUE		192,995
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		137,995
TOTAL JUST VALUE		380,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209764	NEW CONSTR	176,031	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1300	10/26/2019	WD	U	I	11	137,100
GRANTOR: BOGOSH CHRISTOPHER						
GRANTEE: BOGOSH CHRISTOPHER						
1611/0461	2/27/2009	WD	Q	I	01	258,000
GRANTOR: KNEEDLER PETER A & JU						
GRANTEE: BOGOSH CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 FOP=[YR=2002] W24 S3 E4 S10 E16 N10 E4 N3 $ S3 W4 S10 W16 N10 W4 N11 W5 N2 W5 S2 W17 S51 FGR=[YR=2002] S22 E21 N22 W21 $ E29 FOP=[YR=2002] S3 E10 N5 W2 N1 W6 S1 W2 S2 $ N2 E2 N1 E6 S1 E2 S2 E22 N43 $.

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	0810	CONCRETE A	0	100	0	0	886.00	SF	6.50	6.50	100	2002	2002	3	82	4,722	
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2022	2022	3	99	3,041	

LAND DESCRIPTION

TOTAL OB/XF 7,763

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS