LOT 82
MEADOWFIELD UNIT 2A PB 6/271

JACKSON OTIS & MAYA R
86521 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

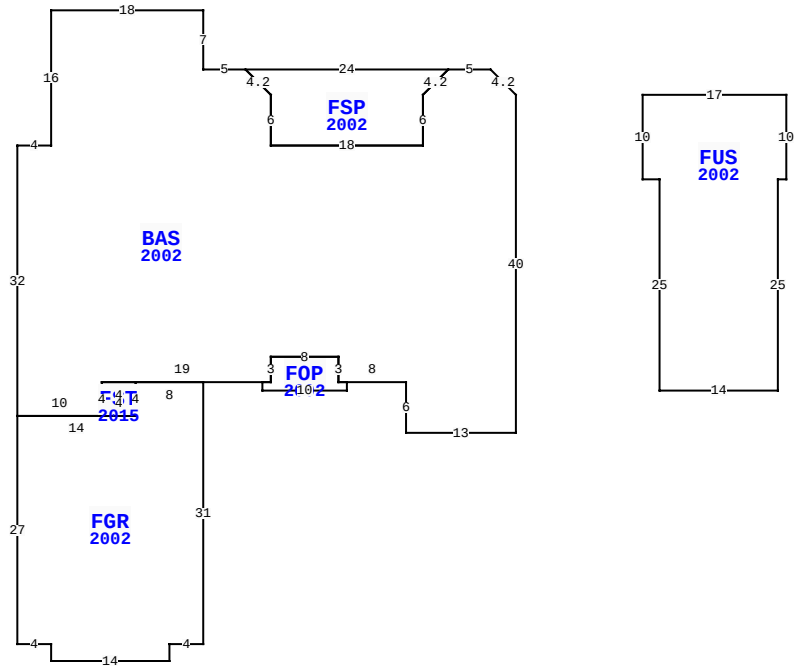
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,192	100	2,192	243,166
FGR	654	55	360	39,936
FOP	34	30	10	1,110
FSP	171	40	68	7,543
FST	16	55	9	998
FUS	520	100	520	57,686
TOTALS	3,587		3,159	350,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,159	96.4620	120.58	380,912	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 2712 HX Base Yr 2021



86521 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,439
TOTAL MARKET OB/XF VALUE		15,115
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,554
SOH/AGL Deduction		105,738
ASSESSED VALUE		324,816
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		269,816
TOTAL JUST VALUE		430,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209857	NEW CONSTR	200,611	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0641	6/28/2019	WD	Q	I	01	285,900
GRANTOR: COCHRANE F ARTHUR & M						
GRANTEE: JACKSON OTIS & MAYA						
1107/1273	1/16/2003	WD	U	I	21	203,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: COCHRANE F ARTHUR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] L3 U3 W5 FSP=[YR=2002] W24 D3 R3 S6 E18 N6 R3 U3 $ D3 L3 S6 W18 N6 L3 U3 W5 N7 W18 S16 W4 S32 FGR=[YR=2002] S27 E4 S2 E14 N2 E4 N31 W8 FST=[YR=2015] W4 S4 E4 N4$ S4 W14$ E10 N4 E19 FOP=[YR=2002] S1 E10 N1 W1 N3 W8 S3W1 $ E1 N3 E8 S3 E8 S6 E13 N40$ PTR= E15 FUS=[YR=2002] E17 S10 W1 S25 W14 N25 W2 N10$ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,363.00	SF	4.00	4.00	100	2002	2002	3	82	4,471	
2	0476	VF 6 SBPL	0	100	0	0	336.00	LF	32.00	32.00	100	2022	2022	3	99	10,644	

LAND DESCRIPTION

TOTAL OB/XF 15,115

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	0003	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