

LOT 84
IN OR 1102/32
MEADOWFIELD UNIT 2A PB 6/271

MEUSEL RANDALL L & LORRAINE K
86549 RIVERWOOD DRIVE
YULEE, FL 32097

2024

38-2N-27-1332-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1,671	178,366
FGR	483	55	266	28,393
FOP	28	30	8	854
FSP	143	40	57	6,085
FUS	693	100	693	73,972

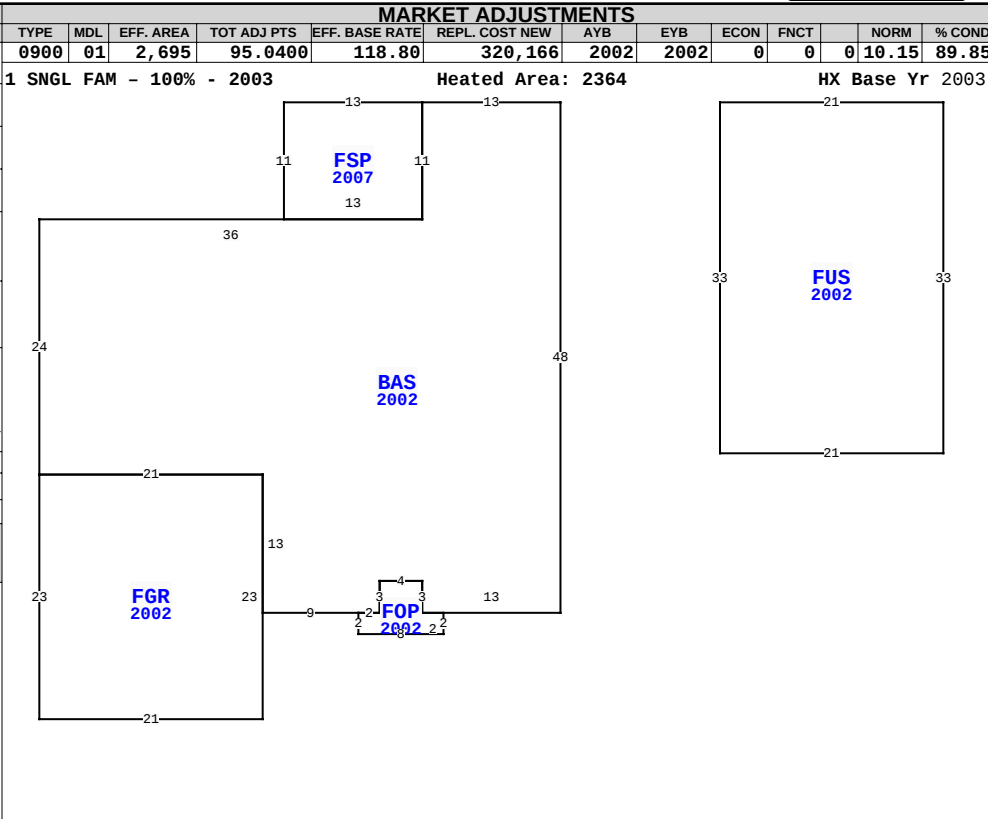
TOTALS	3,018		2,695	287,669
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2002	2002	3	86	3,010
2	0811	CONCRETE B	0	100	0	0		860.00	SF 5.20	5.20	100	2002	2002	3	82	3,667
3	0462	ST/AL FNC	0	100	0	0		480.00	SF 10.00	10.00	100	2006	2006	3	44	2,112

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



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

86549 RIVERWOOD DR, YULEE															
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TOTAL OB/XF 8,789

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		4
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	287,669	
TOTAL MARKET OB/XF VALUE	8,789	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	361,458	
SOH/AGL Deduction	172,396	
ASSESSED VALUE	189,062	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	139,062	
TOTAL JUST VALUE	361,458	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	364,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209877	NEW CONSTR	147,639	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0032	12/19/2002	WD	Q	I		153,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MEUSEL RANDALL & LO						
1062/0555	6/12/2002	WD	U	V	19	269,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2007] W13 S11 E13 N11 \$ S11 W36
S24 FGR=[YR=2002] S23 E21 N23 W21 \$ E21 S13 E9 FOP=[YR=2002]
S2 E8 N2 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E13 N48 \$ PTR= E15
FUS=[YR=2002] E21 S33 W21 N33 \$ W15 \$.