LOT 89
IN OR 1122/1725
MEADOWFIELD UNIT 2A PB 6/271

RUPPEL DAVID C
3614 VIA DEL MAR RD
FERNANDINA BEACH, FL 32034

2024

38-2N-27-1332-0089-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 70
Interior Floo	08	SHT VINYL 30
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

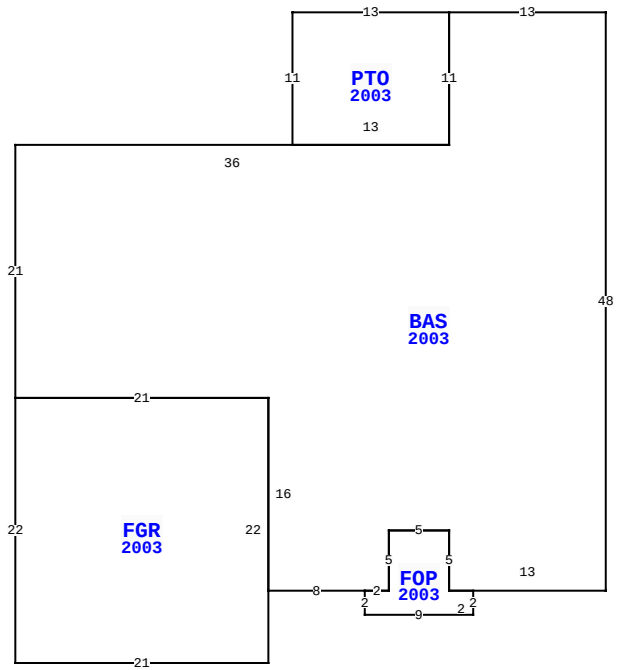
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	177,945
FGR	462	55	254	28,337
FOP	43	30	13	1,450
PTO	143	5	7	781
TOTALS	2,243		1,869	208,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,869	98.7840	123.48	230,784	2003	2003	0	0	0	9.65	90.35

1 SNGL FAM – 0% - 0 Heated Area: 1595 HX Base Yr



86655 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,513
TOTAL MARKET OB/XF VALUE	6,705
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	280,218
SOH/AGL Deduction	38,886
ASSESSED VALUE	241,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,332
TOTAL JUST VALUE	280,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310651	NEW CONSTR	2,000	01/01/2003
B0210383	NEW CONSTR	121,103	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1122/1725	3/19/2003	WD	Q	I		131,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RUPPEL DAVID C						
1088/0267	10/16/2002	WD	U	V	19	60,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] W13 S11 E13 N11$ S11 W36 S21 FGR=[YR=2003] S22 E21 N22 W21$ E21 S16 E8 FOP=[YR=2003] S2 E9 N2 W2 N5 W5 S5 W2$ E2 N5 E5 S5 E13 N48$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	848.00	SF	5.20	5.20	100	2003	2003	3	83	3,660	

LAND DESCRIPTION

TOTAL OB/XF 6,705

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS