LOT 127
MEADOWFIELD #3 PB 6/321-323

AYCOCK JAMES D II
86759 RIVERWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0127-0000

BUILDING CHARACTERISTICS

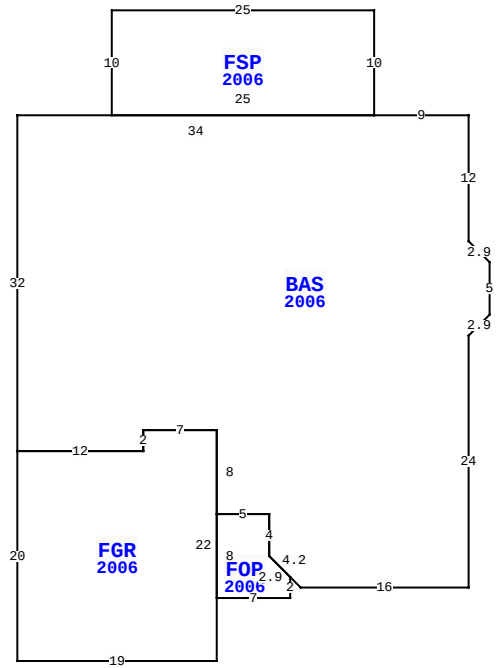
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,649	100	1,649	184,691
FGR	394	55	217	24,304
FOP	46	30	14	1,568
FSP	250	40	100	11,200
TOTALS	2,339		1,980	221,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	97.5492	121.94	241,441	2006	2006	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2021 Heated Area: 1649 HX Base Yr 2021



86759 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		221,764
TOTAL MARKET OB/XF VALUE		3,606
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		290,370
SOH/AGL Deduction		68,745
ASSESSED VALUE		221,625
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,625
TOTAL JUST VALUE		290,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515215	NEW CONSTR	124,453	01/30/2006
E15869	ELEC OTHER	2,000	09/01/2005
M10389	MECH OTHER	0	09/01/2005
P0509565	OTHER	0	06/01/2005
R0507621	REPAIR/RRF	1,500	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0445	2/06/2020	WD	Q	I	01	217,000
GRANTOR: SCHMALFELD EDWARD J &						
GRANTEE: AYCOCK JAMES D II						
1389/0548	2/15/2006	WD	Q	I		201,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: SCHMALFELD EDWARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 FSP=[YR=2006] N10 W25 S10 E25$ W34 S32
FGR=[YR=2006] S20 E19 N22W7S2W12$E12N2E7S8FOP=[YR=2006] S8
E7N2 U2 L2 N4W5$E5S4 D3 R3 E16 N24 U2 R2 N5 U2 L2 N12$.

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	0811	CONCRETE B	0	100	0	0	797.00	SF	5.20	5.20	100	2006	2006	3	87	3,606	

LAND DESCRIPTION

TOTAL OB/XF 3,606

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	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							

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