LOT 128
MEADOWFIELD #3 PB 6/321-323

OLIVER DIANA
86777 RIVERWOOD DR
YULEE, FL 32097

2024

38-2N-27-1332-0128-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

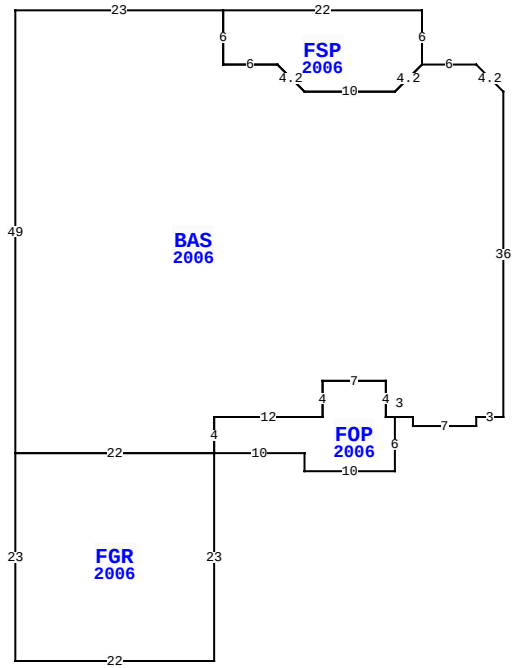
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,268	100	2,268	254,687
FGR	506	55	278	31,218
FOP	128	30	38	4,267
FSP	171	40	68	7,636
TOTALS	3,073		2,652	297,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,652	97.8048	122.26	324,234	2006	2006	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2024 Heated Area: 2268 HX Base Yr 2024



86777 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		297,809
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		365,959
SOH/AGL Deduction		0
ASSESSED VALUE		365,959
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		310,959
TOTAL JUST VALUE		365,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15643	NEW CONSTR	242,736	01/19/2006
E15876	ELEC OTHER	2,000	10/01/2005
E15876	ELEC OTHER	2,000	09/01/2005
P09984	OTHER	0	09/01/2005
M10156	MECH OTHER	0	08/01/2005
R07933	REPAIR/RRF	4,550	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1770	1/04/2023	WD	Q	I	01	420,000
GRANTOR: MUNDY SARAH R & MICHA						
GRANTEE: OLIVER DIANA						
2560/1990	4/29/2022	WD	U	I	11	100
GRANTOR: LECONTE MICHAELE						
GRANTEE: LECONTE MICHAELE RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 S49 FGR=[YR=2006] S23 E22 N23 W22$ E22
FOP=[YR=2006] E10 S2 E10 N6 W1 N4 W7 S4 W12 S4$ N4 E12 N4 E7
S4 E3 S1 E7 N1 E3 N36 U3 L3 W6 FSP=[YR=2006] N6 W22 S6 E6
R3 D3 E10 U3 R3 $ L3 D3 W10 U3 L3 W6 N6$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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