

DANFORD JONNILIN & JOSHUA ALLEN
86831 RIVERWOOD DR
YULEE, FL 32097

38-2N-27-1332-0131-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 70		0900	01	2,462	97.5456	121.93	300,192	2005	2005		0		0	10.00	90.00	VALUATION BY		STANDARD													
Exterior Wall		20	FACE BRICK 30		1 SNGL FAM - 100% - 2023										Heated Area: 2043					HX Base Yr 2023					Tax Group: 4		Tax Dist:							
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					270,173									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					4,620									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					65,000									
Interior Floo		07	CORK/VTILE 70																	TOTAL MARKET VALUE					339,793									
Interior Floo		11	CLAY TILE 30																	SOH/AGL Deduction					0									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					339,793									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Bedrooms		4	100																	BASE TAXABLE VALUE					289,793									
Bathrooms		2	100																	TOTAL JUST VALUE					339,793									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					342,316																								
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		2,043		100	2,043		224,193																											
FGR		609		55	335		36,762																											
FOP		42		30	13		1,427																											
FSP		177		40	71		7,791																											
TOTALS		2,871			2,462		270,173																											
EXTRA FEATURES					86831 RIVERWOOD DR, YULEE																													
BLD DATE		03/03/2023		NW		LGL DATE																												
XF DATE						LAND DATE																												
INC DATE						AG DATE																												
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	0812	CONCRETE C		0	100	0	0	1,343.00	SF	4.00	4.00	100	2005	2005	3	86	4,620																	