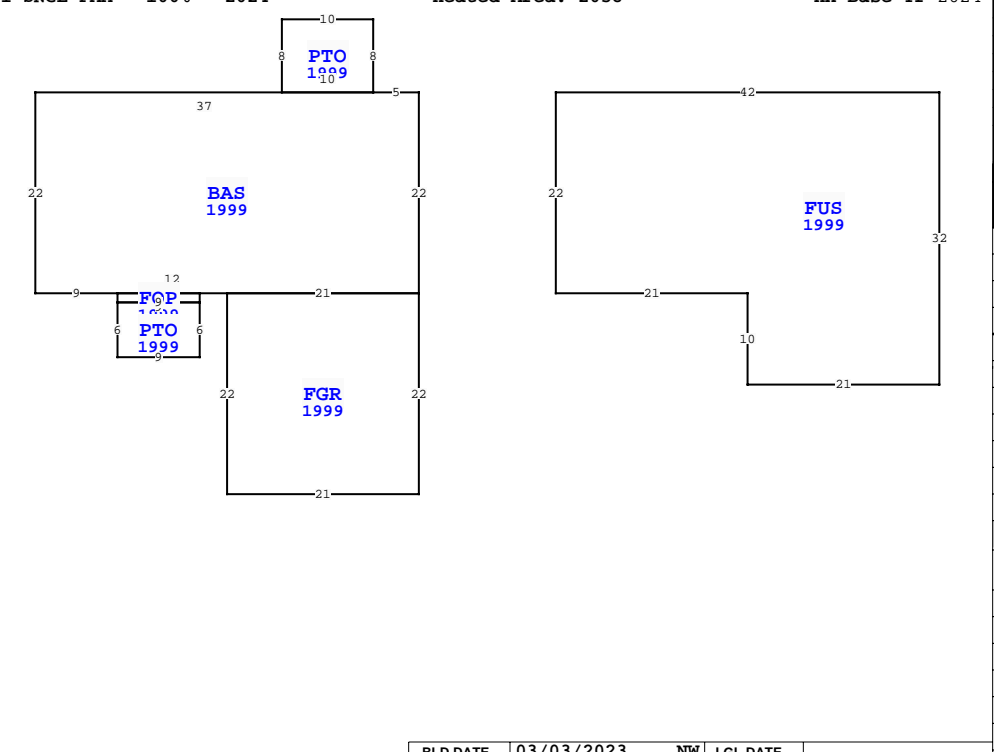


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,322	100.1952	132.26	307,108	1999	1999	0	0	12.50	87.50		
1 SNGL FAM - 100% - 2024 Heated Area: 2058 HX Base Yr 2024													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1999	924	106,932
FGR	462	55	1999	254	29,395
FOP	9	30	1999	3	347
FUS	1,134	100	1999	1,134	131,235
PTO	54	5	1999	3	347
PTO	80	5	1999	4	463
TOTALS	2,663			2,322	268,720

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	268,720			
TOTAL MARKET OB/XF VALUE	7,223			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	340,943			
SOH/AGL Deduction	3,103			
ASSESSED VALUE	337,840			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	287,118			
TOTAL JUST VALUE	340,943			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	328,319			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99-6281	NEW CONSTR	0	07/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1511	3/28/2023	WD	Q	I	01	378,000
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: CAVENDER THOMAS H &						
2593/0032	9/16/2022	WD	U	I	37	290,000
GRANTOR: PINKSTON WILLIAM D &						
GRANTEE: JAXSAT GROUP LLC						

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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	28	84.00	SF	6.50	6.50	100	1999	1999	3	75	410	
3	0810	CONCRETE A	0	100	0	816.00	SF	6.50	6.50	100	1999	1999	3	75	3,978	

8614 RIVERWOOD DR, YULEE										BLD DATE	03/03/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	
TOTAL OB/XF														7,223

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W5 PTO=[YR=1999] N8 W10 S8 E10\$ W37 S22 E9													
FOP=[YR=1999] S1 PTO=[YR=1999] S6 E9 N6 W9\$ E9 N1 W9\$ E12													
FGR=[YR=1999] S22 E21 N22 W21\$ E21 N22\$ PTR=E15 FUS=[YR=1999] E42 S32 W21 N10 W21 N22\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							