LOT 2
MEADOWFIELD UNIT 1-A PB 6/148

MOSS CHARLYN L & EDWARD
8628 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1331-0002-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 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

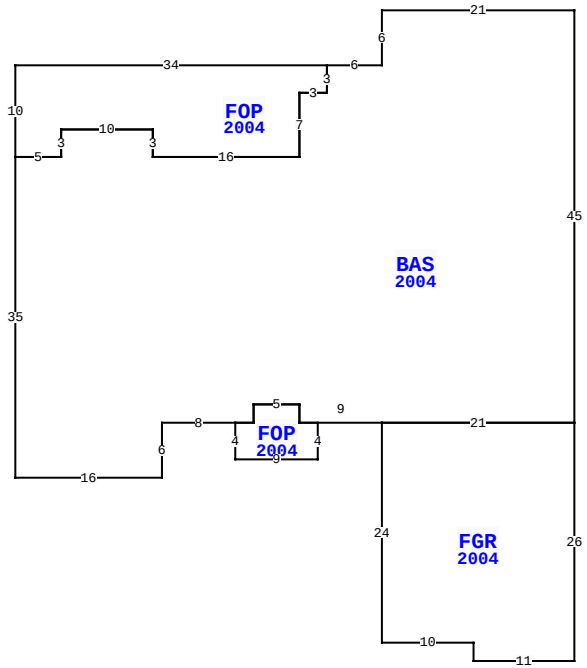
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2004	2,302	273,252
FGR	526	55	2004	289	34,305
FOP	46	30	2004	14	1,662
FOP	289	30	2004	87	10,327
TOTALS	3,163			2,692	319,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,692	99.5328	131.38	353,675	2004	2004	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2021 Heated Area: 2302 HX Base Yr 2021



8628 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		319,545
TOTAL MARKET OB/XF VALUE		8,487
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		393,032
SOH/AGL Deduction		97,379
ASSESSED VALUE		295,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,931
TOTAL JUST VALUE		393,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412539	NEW CONSTR	167,186	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0229	7/31/2020	WD	Q	I	01	283,000
GRANTOR: MIESCHKE RENE D						
GRANTEE: MOSS CHARLYN L & ED						
1884/1755	10/11/2013	WD	Q	I	02	214,500
GRANTOR: SMITH MICHAEL C & JAN						
GRANTEE: MIESCHKE RENE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 S6 W6 FOP=[YR=2004] W34 S10 E5 N3 E10 S3 E16 N7 E3 N3$ S3 W3 S7 W16 N3 W10 S3 W5 S35 E16 N6 E8
FOP=[YR=2004] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E9
FGR=[YR=2004] S24 E10 S2 E11 N26 W21 $ E21 N45$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,261.00	SF	5.20	5.20	100	2004	2004	3	83	5,442	

LAND DESCRIPTION

TOTAL OB/XF 8,487

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS