LOT 4
IN OR 2136/154
MEADOWFIELD UNIT 1-A PB 6/148

PRESS BRANDON M & SHANNON M
8662 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0004-0000

BUILDING CHARACTERISTICS

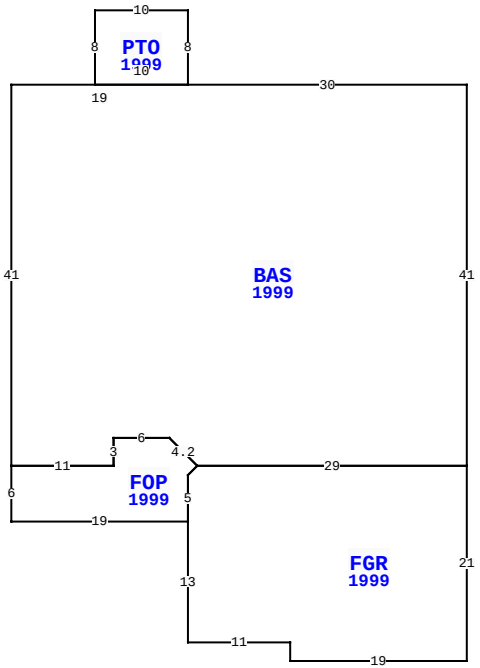
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,987	100	1999	1,987	252,153
FGR	608	55	1999	334	42,385
FOP	137	30	1999	41	5,203
PTO	80	5	1999	4	507
TOTALS	2,812			2,366	300,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	109.3680	144.37	341,579	1999	1999	0	0	0	12.10	87.90

1 SNGL FAM – 100% - 2018 Heated Area: 1987 HX Base Yr 2018



8662 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		300,248
TOTAL MARKET OB/XF VALUE		10,297
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		375,545
SOH/AGL Deduction		177,019
ASSESSED VALUE		198,526
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		142,804
TOTAL JUST VALUE		375,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0209917	NEW CONSTR	2,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0154	7/17/2017	WD	Q	I	01	240,000
GRANTOR: HOLTON BOBBY L JR						
GRANTEE: PRESS BRANDON M & S						
2072/0770	9/12/2016	QC	U	I	11	100
GRANTOR: HOLTON BOBBY L JR & M						
GRANTEE: HOLTON BOBBY L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 PTO=[YR=1999] N8 W10 S8 E10$ W19 S41 FOP=[YR=1999] S6 E19 FGR=[YR=1999] S13 E11 S2 E19 N21 W29 D1 L1 S5$ N5 U1 R1 U3 L3 W6 S3 W11$ E11 N3 E6 D3 R3 E29 N41$.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1999	1999	3	75	322	
3	0812	CONCRETE C	0	100	52	27	1,404.00	SF	4.00	4.00	100	1999	1999	3	75	4,212	
4	0471	VINYL FNC	0	100	0	0	126.00	LF	32.00	32.00	100	2004	2004	3	61	2,460	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
6	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	2000	2000	3	20	102	

LAND DESCRIPTION

TOTAL OB/XF 10,297

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 04/25/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS