LOT 5
IN OR 911/1661
MEADOWFIELD UNIT 1-A PB 6/148

MASON THOMAS TODD
8678 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

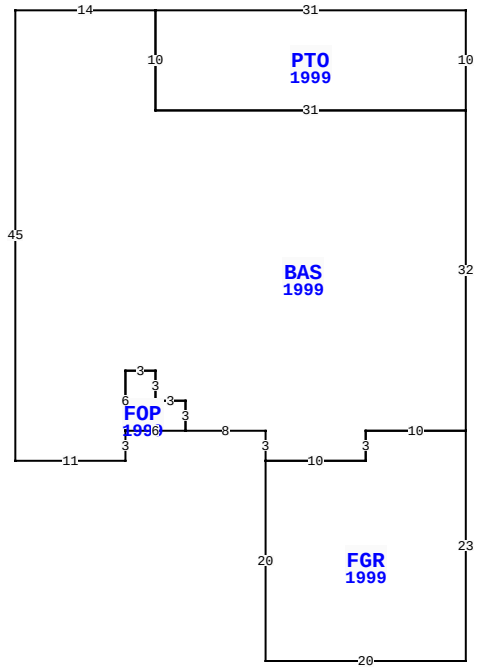
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,616	100	1999	1,616	183,567
FGR	430	55	1999	236	26,808
FOP	27	30	1999	8	909
PTO	310	5	1999	16	1,818
TOTALS	2,383			1,876	213,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,876	97.9020	129.23	242,435	1999	1999	0	0	0	12.10	87.90

1 SNGL FAM – 100% - 2000 Heated Area: 1616 HX Base Yr 2000



8678 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		213,100
TOTAL MARKET OB/XF VALUE		10,723
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,823
SOH/AGL Deduction		136,575
ASSESSED VALUE		152,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,526
TOTAL JUST VALUE		288,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996358	NEW CONSTR	1,800	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0911/1661	12/16/1999	WD	Q	I		120,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MASON THOMAS TODD						
0901/1491	10/01/1999	WD	U	V	19	55,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W31 BAS=[YR=1999] W14 S45 E11 N3 FOP=[YR=1999] E6 N3 W3 N3 W3 S6$ N6 E3 S3 E3 S3 E8 S3 FGR=[YR=1999] S20 E20 N23 W10 S3 W10 $ E10 N3 E10 N32 W31 N10$ S10 E31 N10$.

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	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	1999	1999	3	75	3,900	
2	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1999	1999	3	75	702	
3	0471	VINYL FNC	0	100	0	0	210.00	LF	32.00	32.00	100	2004	2004	3	61	4,099	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
5	0510	GARAGE WD-	0	100	16	12	192.00	SF	26.95	26.95	100	2004	2004	3	32	1,656	

LAND DESCRIPTION

TOTAL OB/XF 10,723

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