



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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	2,074	100	2000	2,074	241,079
FGR	528	55	2000	290	33,709
FOP	58	30	2000	17	1,976
FOP	203	30	2000	61	7,090
TOTALS	2,863			2,442	283,855

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	
3	0811	CONCRETE B	0 100	0	0	1,738.00	SF	5.20	
4	0911	SCRN RM A	0 100	12	28	348.00	SF	17.50	
5	0812	CONCRETE C	0 100	0	0	1,548.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,442	99.8424	131.79	321,831	2000	2000		0	0	11.80	88.20	
1 SNGL FAM - 100% - 2025 Heated Area: 2074 HX Base Yr 2025													
86146 RIVERWOOD DR, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 01/01/2019 KB													

TOTAL OB/XF 16,959													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	2000	2000	3
3	0811	CONCRETE B	0 100	0	0	1,738.00	SF	5.20	5.20	100	2000	2000	3
4	0911	SCRN RM A	0 100	12	28	348.00	SF	17.50	17.50	100	2017	2017	3
5	0812	CONCRETE C	0 100	0	0	1,548.00	SF	4.00	4.00	100	2001	2001	3

TOTAL OB/XF 16,959													
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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,771	
TOTAL MARKET OB/XF VALUE		16,959	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		374,730	
SOH/AGL Deduction		156,262	
ASSESSED VALUE		218,468	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		167,746	
TOTAL JUST VALUE		374,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,118	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003659	SCRNROOM	0	01/01/2017
8007794	GARAGE	9,000	12/01/2000
996495	NEW CONSTR	119,838	10/19/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2739/1371	9/20/2024	WD	Q	I	01
GRANTOR: ARMENTI ELIZABETH R					
GRANTEE: CLAYTON ROBERT H &					
0915/1047	1/14/2000	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS INC					
GRANTEE: ARMENTI DOMICK & EL					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2000] W16 FOP=[YR=2000] W28 S8 E20 N3 E7 S3 E1 N8\$ S8 W1 N3 W7 S3 W20 N17 W15 S46 E8 S3 E10 FOP=[YR=2000] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=2000] S16 E22 N24 W22 S8\$ N8 E22 N32 \$.					

CLAYTON ROBERT H & BEVERLY J JOINT FAMILY TRUST/CL
86146 RIVERWOOD DRIVE
YULEE, FL 32097

2025

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	31	HARDIE BRD 100				6500	01	378	101.2000	37.44	14,152	2001	2001	0	0	0	37.00	63.00	VALUATION BY					STANDARD																	
Roof Structure	03	GABLE/HIP 100				2 GARAGE RES - 100% - 2025												Heated Area: 378												HX Base Yr 2025											
Roof Cover	03	COMP SHNGL 100				BAS 2024																																			
Interior Wall	05	DRYWALL 100																																							
Interior Floor	03	CONC FINSH 100																																							
Air Condition	01	NONE 100																																							
Heating Type	01	NONE 100																																							
Bedrooms	01	0 100																																							
Bathrooms	01	0 100																																							
Frame	02	WOOD FRAME 100																																							
Quality	06	Quality Level 06																																							
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	378	100	2024	378	8,916																																				
TOTALS	378			378	8,916																																				
EXTRA FEATURES						86146 RIVERWOOD DR, YULEE										BLD DATE								LGL DATE		01/01/2019		KB													
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																									
LAND DESCRIPTION																	TOTAL OB/XF																	0							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
REVIEW DATE	02/26/2025	BY	KWA	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000	PRINTED 07/30/2025 BY SYS																											