TRACT C
LIFT STATION
PT OR 1028/835 & OR 1045/520

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2025

38-2N-27-1331-000C-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

86322 RIVERWOOD DR, YULEE

BLD DATE		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		0
TOTAL MARKET OB/XF VALUE		12,740
TOTAL LAND VALUE - MARKET		1,900
TOTAL MARKET VALUE		14,640
SOH/AGL Deduction		3,177
ASSESSED VALUE		11,463
TOTAL EXEMPTION VALUE	04	11,463
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/0528	3/22/2002	QC	U	I	12	100
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1045/0519	3/22/2002	QC	Q	I	06	100
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

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	0430	CL FNC 6B	0	0	0	0	163.00	LF	9.70	9.70	100	1999	1999	3	45	711	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1999	1999	3	45	1,139	
3	0810	CONCRETE A	0	0	0	0	2,174.00	SF	6.50	6.50	100	1999	1999	3	75	10,598	
4	0400	CONC CURB	0	0	0	0	24.00	LF	15.00	15.00	100	1999	1999	3	81	292	

LAND DESCRIPTION

TOTAL OB/XF 12,740

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	009100	C	UTILITY	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.05	38,000.00	1,900.00	1,900							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,900 Market: 0 Agricultural: 0 Common: 1,900 PRINTED 07/30/2025 BY SYS