LOT 11
IN OR 1833/1947
MEADOWFIELD UNIT 1-A PB 6/148

DIXON KEVIN S & MELISSA G
86178 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1331-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

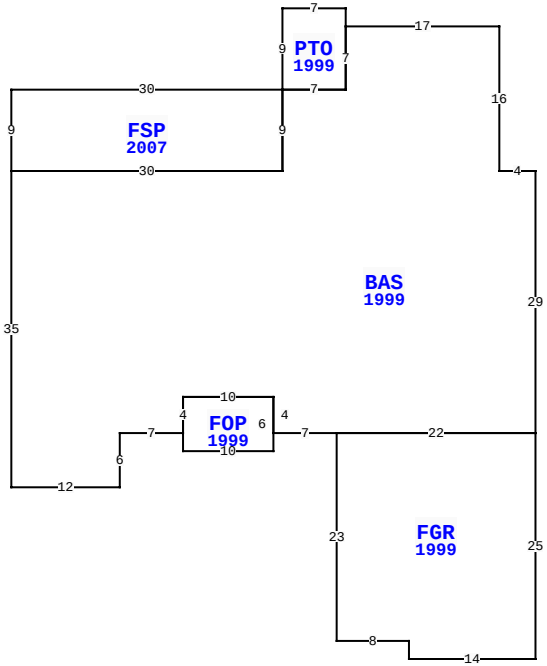
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,049	100	1999	2,049	238,373
FGR	534	55	1999	294	34,202
FOP	60	30	1999	18	2,094
FSP	270	40	2007	108	12,565
PTO	63	5	1999	3	349
TOTALS	2,976			2,472	287,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,472	95.9040	126.59	312,930	1999	2007	0	0	0	8.10	91.90

1 SNGL FAM – 100% - 2016 Heated Area: 2049 HX Base Yr 2016



86178 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		287,583
TOTAL MARKET OB/XF VALUE		21,774
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,357
SOH/AGL Deduction		170,821
ASSESSED VALUE		203,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,814
TOTAL JUST VALUE		374,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009598	WINDOWS	5,100	10/12/2020
20002595	REPAIR/RRF	10,000	04/09/2020
007050	SWIM POOL	15,000	04/01/2000
996359	NEW CONSTR	1,800	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/1947	12/31/2012	WD	Q	I	01	184,000
GRANTOR: SCULLY DOUGLAS A & LA						
GRANTEE: DIXON KEVIN S & MEL						
0914/0858	1/06/2000	WD	U	I	21	150,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SCULLY DOUGLAS & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 N16 W17 PTO=[YR=1999] N2 W7 S9 FSP=[YR=2007] W30 S9 E30 N9$ E7 N7$ S7 W7 S9 W30 S35 E12 N6 E7 FOP=[YR=1999] S2 E10 N6 W10 S4$ N4 E10 S4 E7 FGR=[YR=1999] S23 E8 S2 E14 N25 W22$E22 N29$.

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	0	0	231.00	SF	6.50	6.50	100	1999	1999	3	75	1,126	
3	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2000	2000	3	23	8,211	
4	0845	KOOL DECK	0	100	0	0	663.00	SF	7.25	7.25	100	2000	2000	3	77	3,701	
5	0811	CONCRETE B	0	100	0	0	1,513.00	SF	5.20	5.20	100	1999	1999	3	75	5,901	

LAND DESCRIPTION

TOTAL OB/XF 21,774

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS