LOT 14
MEADOWFIELD UNIT 1-A PB 6/148

ROBINSON SARAH L
329 STONEHURST PKWY
ST AUGUSTINE, FL 32092

2025

38-2N-27-1331-0014-0000

BUILDING CHARACTERISTICS

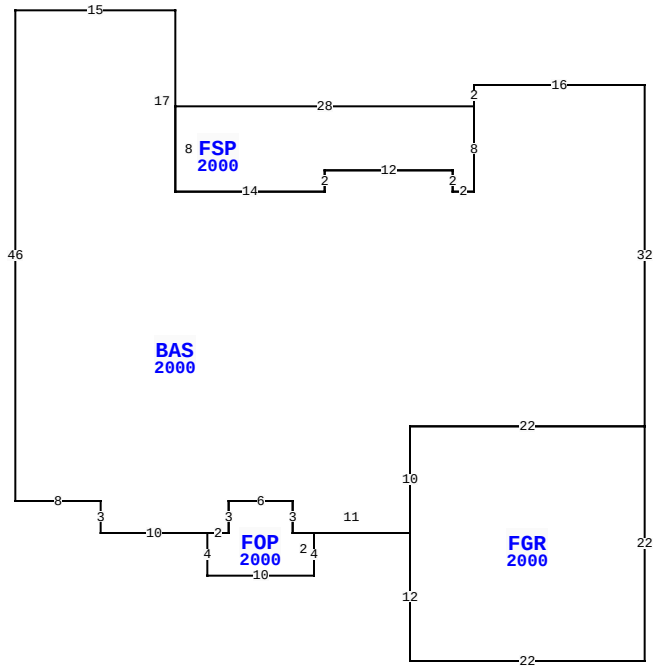
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,065	100	2000	2,065	253,758
FGR	484	55	2000	266	32,688
FOP	58	30	2000	17	2,089
FSP	200	40	2000	80	9,831
TOTALS	2,807			2,428	298,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,428	105.3108	139.01	337,516	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 0% - 2023 Heated Area: 2065 HX Base Yr



86232 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	298,364
TOTAL MARKET OB/XF VALUE	9,142
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	372,506
SOH/AGL Deduction	0
ASSESSED VALUE	372,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,506
TOTAL JUST VALUE	372,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006803	NEW CONSTR	119,838	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/0979	7/22/2020	WD	Q	I	01	269,000
GRANTOR: RAMSEY EDWARD C & BON						
GRANTEE: ROBINSON SARAH L						
0930/0988	5/02/2000	WD	Q	I		160,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RAMSEY EDWARD & BON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 S2 FSP=[YR=2000] W28 S8 E14 N2 E12 S2 E2 N8$ S8 W2 N2 W12 S2 W14 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] S12 E22 N22 W22 S10$ N10 E22 N32$.

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	0	0	0	1,507.00	SF	6.50	6.50	100	2000	2000	3	77	7,543	
2	0810	CONCRETE A	0	0	0	0	189.00	SF	6.50	6.50	100	2000	2000	3	77	946	
3	0858	SCULP CONC	0	0	0	0	54.00	SF	13.00	13.00	100	2000	2000	3	93	653	

LAND DESCRIPTION

TOTAL OB/XF 9,142

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	0		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