LOT 15
IN OR 2103/1071
MEADOWFIELD UNIT 1-A PB 6/148

JOINVILLE YVON R/HOFF-JOINVILLE VICTORIA
95030 BUCKEYE COURT
FERNANDINA BEACH, FL 32034-7002

2025

38-2N-27-1331-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

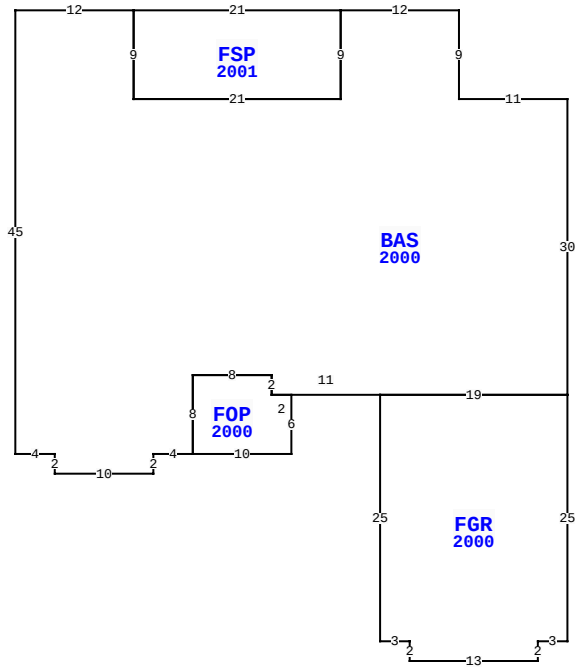
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,008	100	2000	2,008	227,375
FGR	501	55	2000	276	31,252
FOP	76	30	2000	23	2,604
FSP	189	40	2001	76	8,606
TOTALS	2,774			2,383	269,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,383	94.3740	124.57	296,850	2000	2005	0	0	0	9.10	90.90

1 SNGL FAM – 0% - 0 Heated Area: 2008 HX Base Yr



86252 RIVERWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	269,837
TOTAL MARKET OB/XF VALUE	4,531
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	339,368
SOH/AGL Deduction	28,311
ASSESSED VALUE	311,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,057
TOTAL JUST VALUE	339,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008018	REPAIR/RRF	18,315	09/24/2020
B0077474	B001	0	08/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1071	2/19/2017	QC	U	I	11	100
GRANTOR: JOINVILLE YVON R & VI						
GRANTEE: JOINVILLE YVON R &						
1074/0652	8/12/2002	WD	Q	I		160,000
GRANTOR: KINDER PATRICIA E						
GRANTEE: JOINVILLE YVON & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FSP=[YR=2001] W21 S9 E21 N9$ S9 W21 N9 W12 S45 E4 S2 E10 N2 E4 FOP=[YR=2000] E10 N6 W2 N2 W8 S8$ N8 E8 S2 E11 FGR=[YR=2000] S25 E3 S2 E13 N2 E3 N25 W19$ E19 N30 W11 N9$.

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	0812	CONCRETE C	0	0	0	0	1,434.00	SF	4.00	4.00	100	2001	2001	3	79	4,531	

LAND DESCRIPTION

TOTAL OB/XF 4,531

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