LOT 16
IN OR 2021/1992
MEADOWFIELD UNIT 1-A PB 6/148

CRAIG CONOR J/RUSSO ROBIN SUE ANOLICK
86272 RIVERWOOD DR
YULEE, FL 32097

**2025**

**38-2N-27-1331-0016-0000**

## BUILDING CHARACTERISTICS

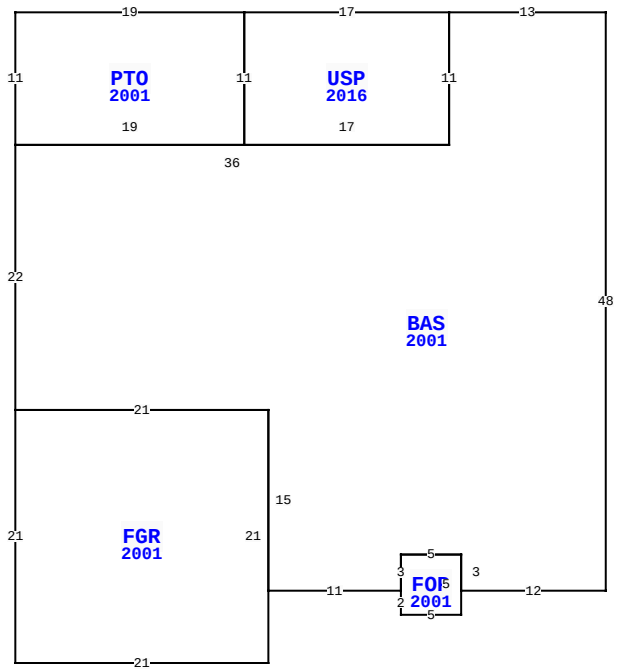
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 | 1,626 | 100 | 2001 | 1,626 | 183,642 |
| FGR | 441 | 55 | 2001 | 243 | 27,445 |
| FOP | 25 | 30 | 2001 | 8 | 903 |
| PTO | 209 | 5 | 2001 | 10 | 1,129 |
| USP | 187 | 30 | 2016 | 56 | 6,324 |
| TOTALS | 2,488 | | | 1,943 | 219,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,943 | 96.1380 | 126.90 | 246,567 | 2001 | 2001 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 1626 HX Base Yr 2018




86272 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 | | 219,445 |
| TOTAL MARKET OB/XF VALUE | | 4,976 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 289,421 |
| SOH/AGL Deduction | | 189,269 |
| ASSESSED VALUE | | 100,152 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 49,430 |
| TOTAL JUST VALUE | | 289,421 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 279,013 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631843 | ADDITION | 4,174 | 02/01/2016 |
| B017982 | NEW CONSTR | 95,016 | 02/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2021/1992 | 12/29/2015 | SW | U | I | 12 | 154,900 |
| GRANTOR: GMAT LEGAL TITLE TRUS | | | | | | |
| GRANTEE: CRAIG CONOR J & ROB | | | | | | |
| 2007/0130 | 10/05/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: GMAT LEGAL TITLE TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W13 USP=[YR=2016] W17 PTO=[YR=2001] W19 S11 E19 N11 $ S11 E17 N11$ S11 W36 S22 FGR=[YR=2001] S21 E21 N21 W21 $ E21 S15 E11 FOP=[YR=2001] S2 E5 N5 W5 S3$ N3 E5 S3 E12 N48$.

## 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 | 100 | 0 | 0 | 969.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 4,976 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,976

| 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 | 0003 | 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS