LOT 17
IN OR 2129/1031
MEADOWFIELD UNIT 1-A PB 6/148

LEE JEFFREY J/HAUGHT CANDICE
86300 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1331-0017-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 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

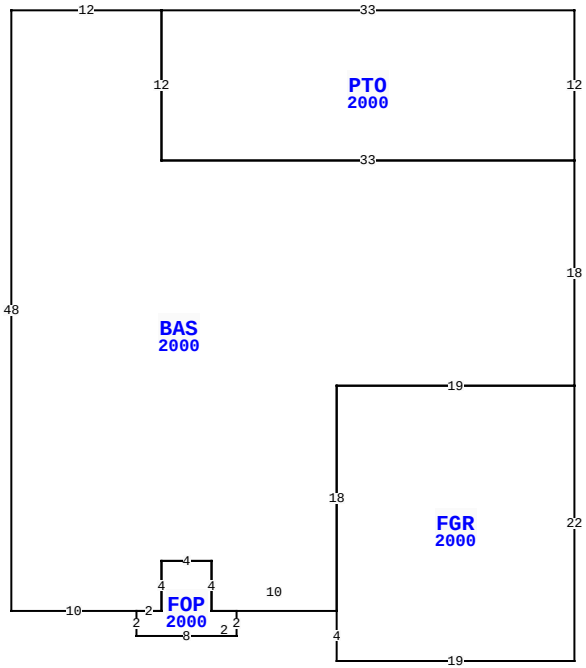
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	2000	1,406	170,688
FGR	418	55	2000	230	27,922
FOP	32	30	2000	10	1,214
PTO	396	5	2000	20	2,428
TOTALS	2,252			1,666	202,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,666	104.0400	137.33	228,792	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 100% - 2024 Heated Area: 1406 HX Base Yr 2024



86300 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		202,252
TOTAL MARKET OB/XF VALUE		4,545
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		271,797
SOH/AGL Deduction		1,915
ASSESSED VALUE		269,882
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		214,160
TOTAL JUST VALUE		271,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006978	NEW CONSTR	84,852	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1031	6/26/2017	WD	Q	I	01	177,000
GRANTOR: STOREY STANLEY & MARI						
GRANTEE: LEE JEFFREY J & CAN						
1875/0911	8/22/2013	WD	Q	I	02	130,000
GRANTOR: STEWART SARAH R						
GRANTEE: STOREY STANLEY & MA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W33 BAS=[YR=2000] W12 S48 E10 FOP=[YR=2000] S2 E8 N2W2 N4 W4 S4 W2 $E2 N4E4 S4 E10 FGR=[YR=2000] S4 E19 N22 W19 S18$ N18 E19 N18 W33 N12$ S12 E33 N12$.

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	50	16	800.00	SF	6.50	6.50	100	2000	2000	3	77	4,004	
2	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2000	2000	3	77	541	

LAND DESCRIPTION

TOTAL OB/XF 4,545

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 08/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS