LOT 18
IN OR 1054/1531
MEADOWFIELD UNIT 1-A PB 6/148

TILLMAN DAVIN L & TUESDAY M
86311 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0018-0000

BUILDING CHARACTERISTICS

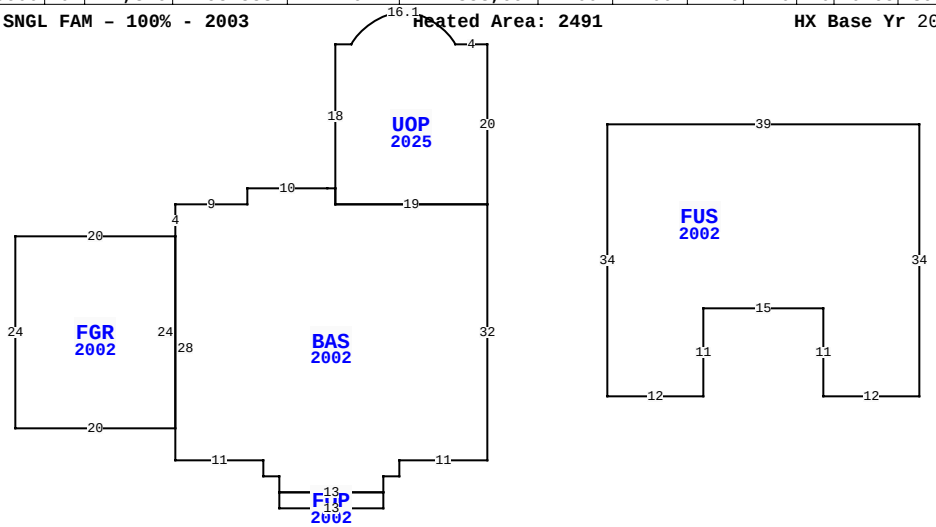
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,330	100	2002	1,330	149,899
FGR	480	55	2002	264	29,754
FOP	26	30	2002	8	902
FUS	1,161	100	2002	1,161	130,852
UOP	417	20	2025	83	9,355
TOTALS	3,414			2,846	320,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,846	95.5584	126.14	358,994	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2003 Heated Area: 2491 HX Base Yr 2003



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

86311 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,761
TOTAL MARKET OB/XF VALUE		3,981
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		389,742
SOH/AGL Deduction		187,002
ASSESSED VALUE		202,740
TOTAL EXEMPTION VALUE	DV HX HB	60,722
BASE TAXABLE VALUE		142,018
TOTAL JUST VALUE		389,742
NCON VALUE		9,354
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108909	NEW CONSTR	157,000	11/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/1531	5/08/2002	WD	Q	I		169,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: TILLMAN DAVIN L & T						
0985/1416	5/11/2001	WD	U	V	19	55,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

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	0811	CONCRETE B	0	100	0	0	957.00	SF	5.20	5.20	100	2002	2002	3	80	3,981	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-19,8] W1 W10 S2 W9 S4 S28 E11 S2 E2 S2 E13 N2 E2 N2 E11 N32 W19 N2 $
FUS=[YR=2002;ORIG=15,0] E39 S34 W12 N11 W15 S11 W12 N34 $
FGR=[YR=2002;ORIG=-39,14] W20 S24 E20 N24 $
FOP=[YR=2002;ORIG=-26,46] S2 E13 N2 W13 $
PTR=[ORIG=0,0] E15 W15 $
UOP=[YR=2025;ORIG=0,10] W19 N2 N18 E2 E13G127 E4 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,981

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS