

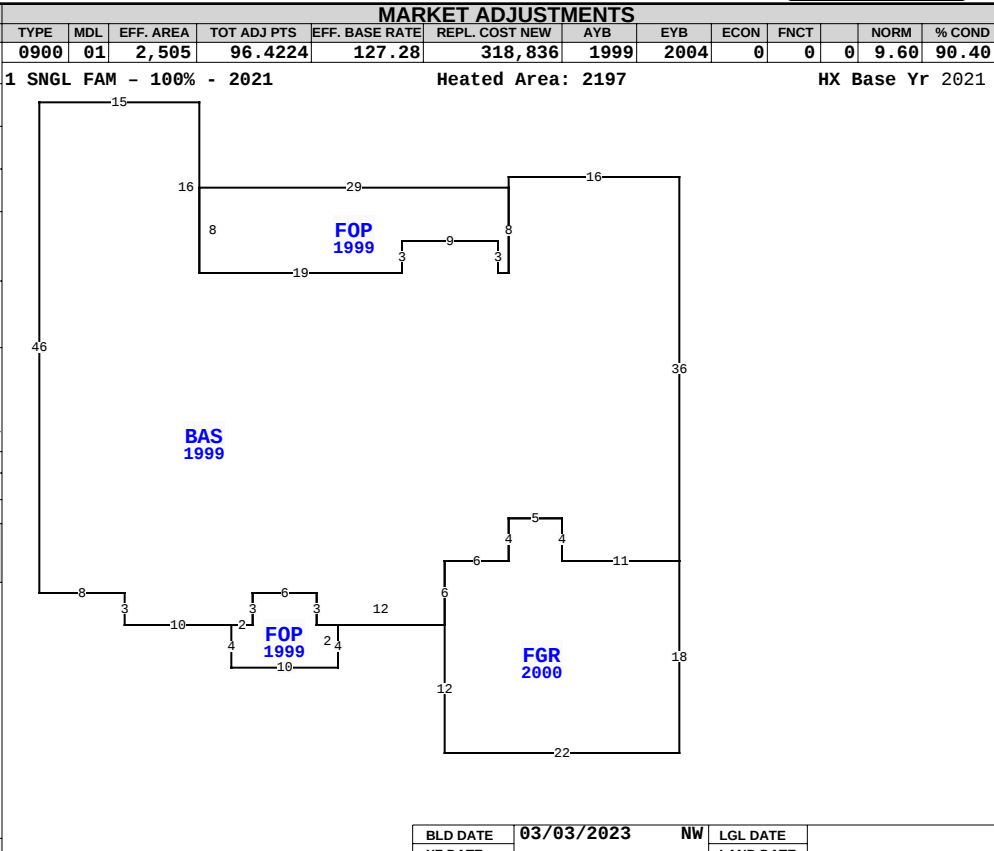


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,197	100	1999	2,197	252,789
FGR	416	55	2000	229	26,349
FOP	58	30	1999	17	1,956
FOP	205	30	1999	62	7,133
TOTALS	2,876			2,505	288,228

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	444.00	SF	6.50



8651 RIVERWOOD DR, YULEE

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

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	444.00	SF	6.50	6.50	100	1999	1999	3	75	2,165	

LAND DESCRIPTION										TOTAL OB/XF										5,000	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00					
REVIEW DATE		11/19/2019		BY	TWA		Total Acres: 0.00		Total Land Value: 65,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										288,228				
TOTAL MARKET OB/XF VALUE										5,000				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										358,228				
SOH/AGL Deduction										89,383				
ASSESSED VALUE										268,845				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										218,123				
TOTAL JUST VALUE										358,228				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										344,580				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226591	REMODEL	1,467	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2383/0117	8/05/2020	WD	Q	I	02	299,000	
GRANTOR: ROMON DIANE T & MICHA							
GRANTEE: WYLER DOUGLAS A & R							
0995/1096	7/03/2001	WD	Q	I		165,000	
GRANTOR: DUBOSE MODEL HOME INV							
GRANTEE: ROMON DIANE T & MIC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W16 S1 FOP=[YR=1999] W29 S8 E19 N3 E9 S3 E1 N8\$ S8 W1 N3 W9 S3 W19 N16 W15 S46 E8 S3 E10 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2000] S12 E22 N18 W11 N4 W5 S4 W6 S6\$ N6 E6 N4 E5 S4 E11 N36\$.									