LOT 48
IN OR 2042/1490
MEADOWFIELD UNIT 1-A PB 6/148

PUTERBAUGH MYRON & SUE
6 OSPREY VILLIAGE DR
FERNANDINA BEACH, FL 32034

2025

38-2N-27-1331-0048-0000

BUILDING CHARACTERISTICS

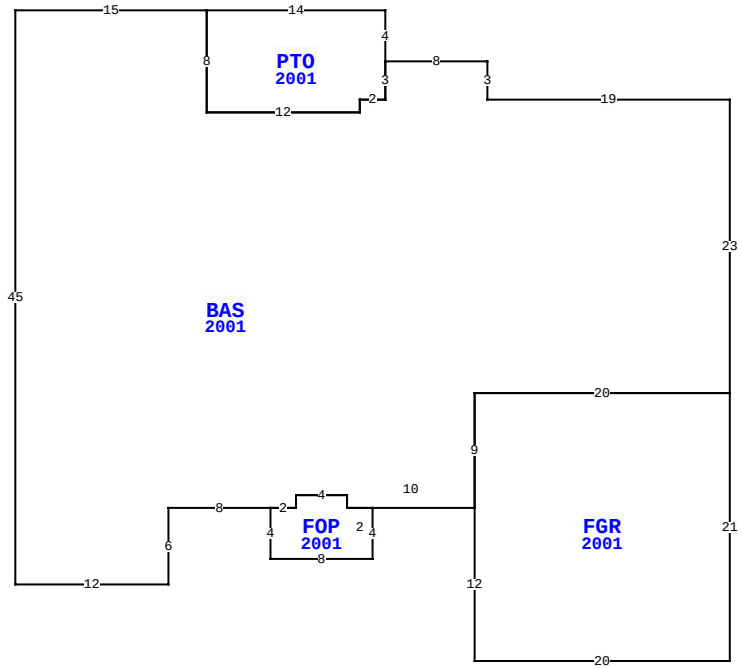
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,797	100	2001	1,797	202,955
FGR	420	55	2001	231	26,089
FOP	36	30	2001	11	1,242
PTO	110	5	2001	6	677
TOTALS	2,363			2,045	230,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,045	96.1380	126.90	259,510	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 1797 HX Base Yr



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

8693 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,964
TOTAL MARKET OB/XF VALUE	3,332
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	299,296
SOH/AGL Deduction	25,611
ASSESSED VALUE	273,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,685
TOTAL JUST VALUE	299,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22415	REMODEL	10,095	04/01/2009
E07524	NEW CONSTR	1,800	12/01/2000
B07596	NEW CONSTR	101,800	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/1490	4/28/2016	WD	Q	I	01	183,000
GRANTOR: BERGLUND MARK A & ANN						
GRANTEE: PUTERBAUGH MYRON &						
0969/1834	2/07/2001	WD	Q	I		125,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BERGLUND MARK A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 N3 W8 PTO=[YR=2001] N4 W14 S8 E12 N1 E2 N3 $ S3 W2 S1 W12 N8 W15 S45 E12 N6 E8 FOP=[YR=2001] S4 E8 N4 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E10 FGR=[YR=2001] S12 E20 N21 W20 S9 $ N9 E20 N23 $.

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	0	0	0	811.00	SF	5.20	5.20	100	2001	2001	3	79	3,332	

LAND DESCRIPTION

TOTAL OB/XF 3,332

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	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