LOT 49
IN OR 1905/856
MEADOWFIELD UNIT 1-A PB 6/148

PALMER LIVING TRUST/PALMER SANDRA J TRUSTEE
86107 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1331-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

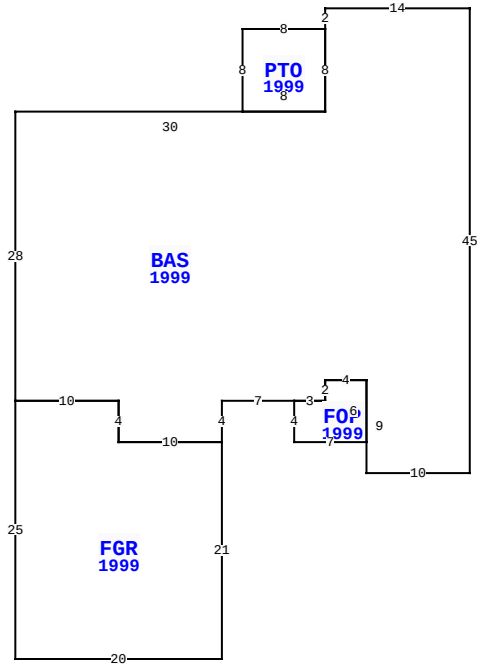
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,474	100	1999	1,474	175,469
FGR	460	55	1999	253	30,118
FOP	36	30	1999	11	1,310
PTO	64	5	1999	3	357
TOTALS	2,034			1,741	207,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,741	102.6000	135.43	235,784	1999	1999	0	0	0	12.10	87.90

1 SNGL FAM – 100% - 2000 Heated Area: 1474 HX Base Yr 2000



86107 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		207,254
TOTAL MARKET OB/XF VALUE		5,806
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,060
SOH/AGL Deduction		134,260
ASSESSED VALUE		143,800
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		88,078
TOTAL JUST VALUE		278,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209338	ADDITION	15,382	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1905/0856	1/21/2014	QC	U	I	11	100
GRANTOR: PALMER HOSEA & SANDRA						
GRANTEE: PALMER HOSEA & SAND						
1905/0844	1/21/2014	QC	U	I	11	100
GRANTOR: PALMER HOSEA & SANDRA						
GRANTEE: PALMER HOSEA & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 S2 PTO=[YR=1999] W8 S8 E8 N8$ S8 W30 S28
FGR=[YR=1999] S25 E20 N21 W10 N4 W10$ E10 S4 E10 N4 E7
FOP=[YR=1999] S4 E7 N6 W4 S2 W3$ E3 N2 E4 S9 E10 N45$.

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	1,191.00	SF	6.50	6.50	100	1999	1999	3	75	5,806	

LAND DESCRIPTION

TOTAL OB/XF 5,806

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS