LOT 50
IN OR 1959/372
MEADOWFIELD UNIT 1-A PB 6/148

IH5 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2025

38-2N-27-1331-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

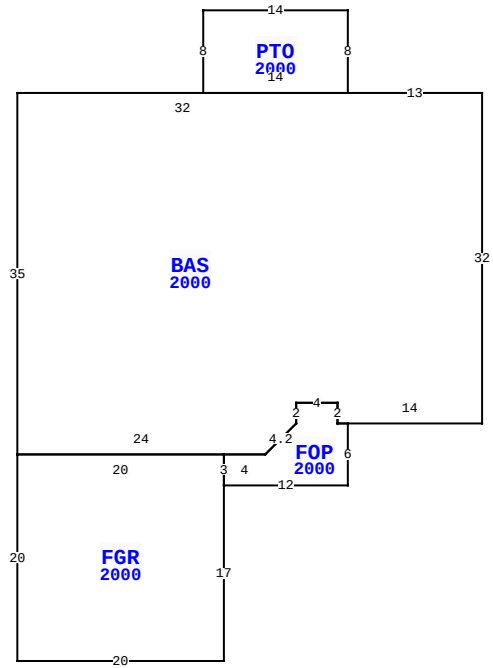
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,509	100	2000	1,509	178,342
FGR	400	55	2000	220	26,001
FOP	64	30	2000	19	2,246
PTO	112	5	2000	6	709
TOTALS	2,085			1,754	207,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,754	101.3400	133.77	234,633	2000	2000	0	0	0	11.65	88.35

1 SNGL FAM – 0% - 0 Heated Area: 1509 HX Base Yr



86127 RIVERWOOD DR, YULEE

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

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	0	34	3	102.00	SF	6.50	6.50	100	2000	2000	3	77	511	
2	0811	CONCRETE B	0	0	0	0	748.00	SF	5.20	5.20	100	2000	2000	3	77	2,995	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,298
TOTAL MARKET OB/XF VALUE	3,506
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	275,804
SOH/AGL Deduction	23,923
ASSESSED VALUE	251,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,881
TOTAL JUST VALUE	275,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996509	NEW CONSTR	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/0372	1/20/2015	WD	U	I	38	127,000
GRANTOR: MARTIN PATSY L & PHIL						
GRANTEE: IH5 PROPERTY FLORID						
1340/1463	8/10/2005	WD	Q	I		215,000
GRANTOR: HUNNICUTT STEPHEN K &						
GRANTEE: MARTIN PATSY L & PH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 PTO=[YR=2000] N8 W14 S8 E14$ W32 S35
FGR=[YR=2000] S20 E20 N17 FOP=[YR=2000] E12 N6 W1 N2 W4 S2
D3 L3 W4 S3$ N3 W20$ E24 U3 R3 N2 E4 S2 E14 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,506

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		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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS