LOT 51
IN OR 927/1788
MEADOWFIELD UNIT 1-A PB 6/148

DAVIS DONALD TEXAS II/BRIGMAN KAREN L
86147 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0051-0000

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	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

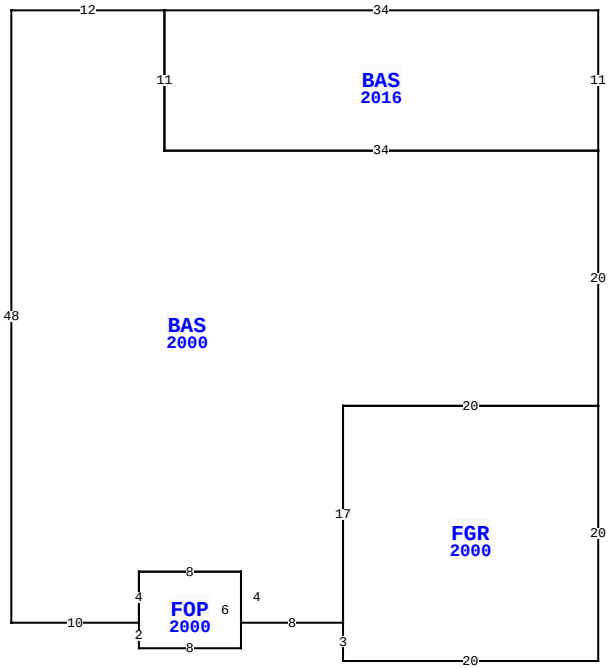
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	2000	1,462	169,422
BAS	374	100	2016	374	43,341
FGR	400	55	2000	220	25,495
FOP	48	30	2000	14	1,622
TOTALS	2,284			2,070	239,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,070	99.3132	131.09	271,356	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 100% - 2001 Heated Area: 1836 HX Base Yr 2001



86147 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,097
TOTAL MARKET OB/XF VALUE		32,759
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		359,856
SOH/AGL Deduction		159,250
ASSESSED VALUE		200,606
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,884
TOTAL JUST VALUE		359,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429298	GARAGE	34,320	09/01/2014
B18474	ADDITION	10,000	10/01/2006
E18169	ELEC OTHER	1,000	10/01/2006
R09680	REPAIR/RRF	500	09/01/2006
007001	NEW CONSTR	84,810	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0927/1788	4/10/2000	WD	Q	I		115,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DAVIS DONALD II & K						
0918/0228	2/03/2000	WD	U	V	19	54,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W34 BAS=[YR=2000] W12 S48 E10 FOP=[YR=2000] S2 E8 N6 W8 S4$ N4 E8 S4 E8 FGR=[YR=2000] S3 E20 N20 W20 S17$ N17 E20 N20 W34 N11$ S11 E34 N11$.

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	0855	CONC PAVER	0	100	25	3	75.00	SF	10.00	10.00	100	2005	2005	3	84	630	
2	0855	CONC PAVER	0	100	0	0	1,072.00	SF	10.00	10.00	100	2005	2005	3	84	9,005	
3	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2005	2005	3	36	13,219	
4	0845	KOOL DECK	0	100	0	0	702.00	SF	7.25	7.25	100	2005	2005	3	84	4,275	
5	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2015	2015	3	95	3,582	
6	0810	CONCRETE A	0	100	0	0	375.00	SF	6.50	6.50	100	2005	2005	3	84	2,048	

LAND DESCRIPTION

TOTAL OB/XF 32,759

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

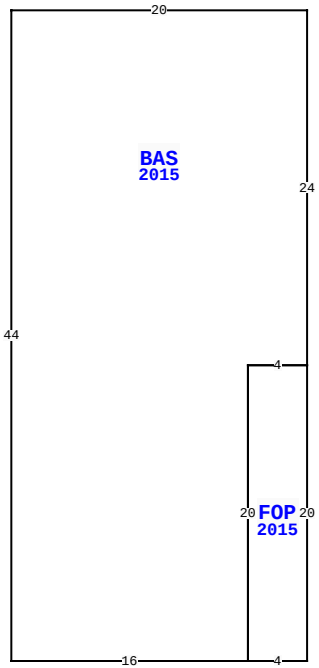
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2015	800	21,571
FOP	80	30	2015	24	647
TOTALS	880			824	22,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	824	80.9600	29.96	24,687	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2001 Heated Area: 800 HX Base Yr 2001



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 S44 E16 FOP=[YR=2015] E4 N20 W4 S20$ N20 E4 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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