LOT 53
IN OR 1581/389
MEADOWFIELD UNIT 1-A PB 6/148

CROOKS PATRICK J & KATHLEEN M
86189 RIVERWOOD DRIVE
YULEE, FL 32097

**2025**

**38-2N-27-1331-0053-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

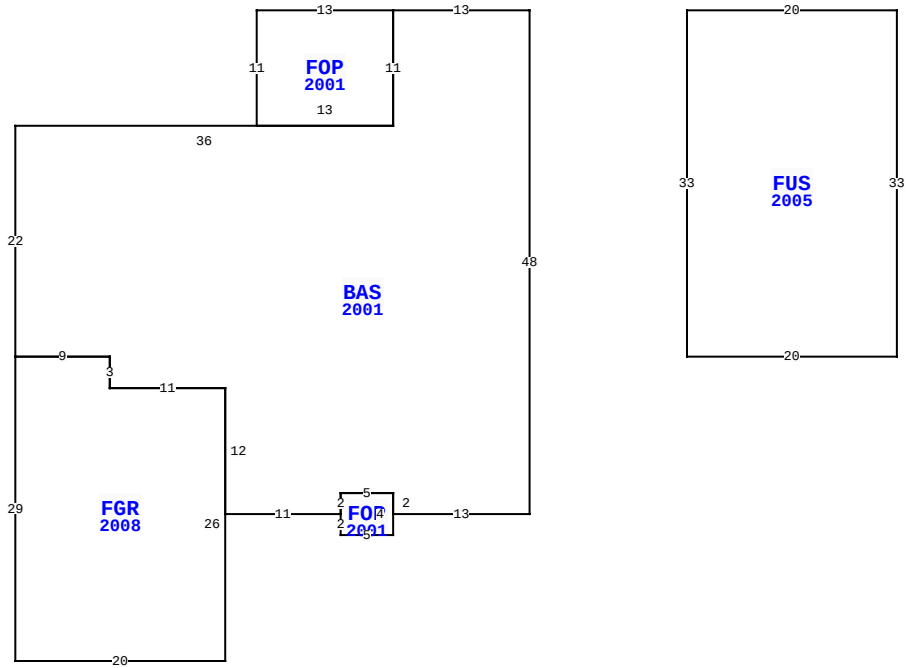
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,679 | 100 | 2001 | 1,679 | 188,622 |
| FGR | 547 | 55 | 2008 | 301 | 33,815 |
| FOP | 20 | 30 | 2001 | 6 | 674 |
| FOP | 143 | 30 | 2001 | 43 | 4,830 |
| FUS | 660 | 100 | 2005 | 660 | 74,145 |
| TOTALS | 3,049 | | | 2,689 | 302,088 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,689 | 96.1632 | 126.94 | 341,342 | 2001 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 100% - 2009 Heated Area: 2339 HX Base Yr 2009




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

86189 RIVERWOOD DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 302,088 |
| TOTAL MARKET OB/XF VALUE | | 6,580 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 373,668 |
| SOH/AGL Deduction | | 218,700 |
| ASSESSED VALUE | | 154,968 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 104,246 |
| TOTAL JUST VALUE | | 373,668 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 359,325 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B017920 | NEW CONSTR | 119,166 | 01/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1581/0389 | 8/14/2008 | WD | Q | I | | 240,000 |
| GRANTOR: MILLER DEAN G & TINA | | | | | | |
| GRANTEE: CROOKS PATRICK J & | | | | | | |
| 1276/1012 | 11/24/2004 | WD | Q | I | | 218,800 |
| GRANTOR: DUBOSE MODEL HOME | | | | | | |
| GRANTEE: MILLER DEAN G & TIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2001] W13 S11 E13 N11$ S11 W36 S22
FGR=[YR=2008] S29 E20 N26 W11 N3 W9$ E9 S3 E11 S12 E11
FOP=[YR=2001] S2 E5 N4 W5 S2$ N2 E5 S2 E13 N48$ PTR= E15
FUS=[YR=2005] E20 S33 W20 N33$ W15$.

## 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 | 100 | 0 | 0 | 886.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 79 | 3,640 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 84 | 2,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,580

| 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 | 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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS