

BUTLER ELIZABETH ANN & RICHARD FRED
86271 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1331-0058-0000

BUILDING CHARACTERISTICS

ELEMENTCD

20
08

FACE BRICK 100
IRREGULAR 100

Roof Structur

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

12

HARDWOOD 60

Interior Floo

11

CLAY TILE 40

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

2,033

100

1999

2,033

225,390

FGR

534

55

1999

294

32,594

FOP

40

30

1999

12

1,330

FSP

270

40

1999

108

11,974

TOTALS

2,877

2,447

271,288

EXTRA FEATURES

L N

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

1,308.00

SF

6.50

6.50

100

1999

1999

3

75

6,377

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYECONFNCT

NORM% CONDD

090001

2,447

103.3704

136.45

333,893

1999

1999

0

0

18.75

81.25

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

271,288

TOTAL MARKET OB/XF VALUE

6,377

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

342,665

SOH/AGL Deduction

2,259

ASSESSED VALUE

340,406

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

289,684

TOTAL JUST VALUE

342,665

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

330,812

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2580/1993

7/29/2022

WD Q

I

01

440,000

GRANTOR: COURSON CHEERY ANN

GRANTEE: BUTLER ELIZABETH AN

2141/1036

8/18/2017

WD Q

I

02

250,000

GRANTOR: MCKENNA GEORGE T & MA

GRANTEE: COURSON ROBERT D S

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W30 BAS=[YR=1999] W7 N7 W18 S16 W3 S28
FGR=[YR=1999] S25 E14 N2 E8 N23 W22\$ E28 FOP=[YR=1999] S2 E10
N4 W10 S2\$ N2 E10 S2 E7 S6 E13 N34 W30 N9\$ S9 E30 N9\$.

Diagram showing building footprint (FSP) and surrounding areas (BAS, FGR).