



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 70
Interior Floo	11	CLAY TILE 30
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

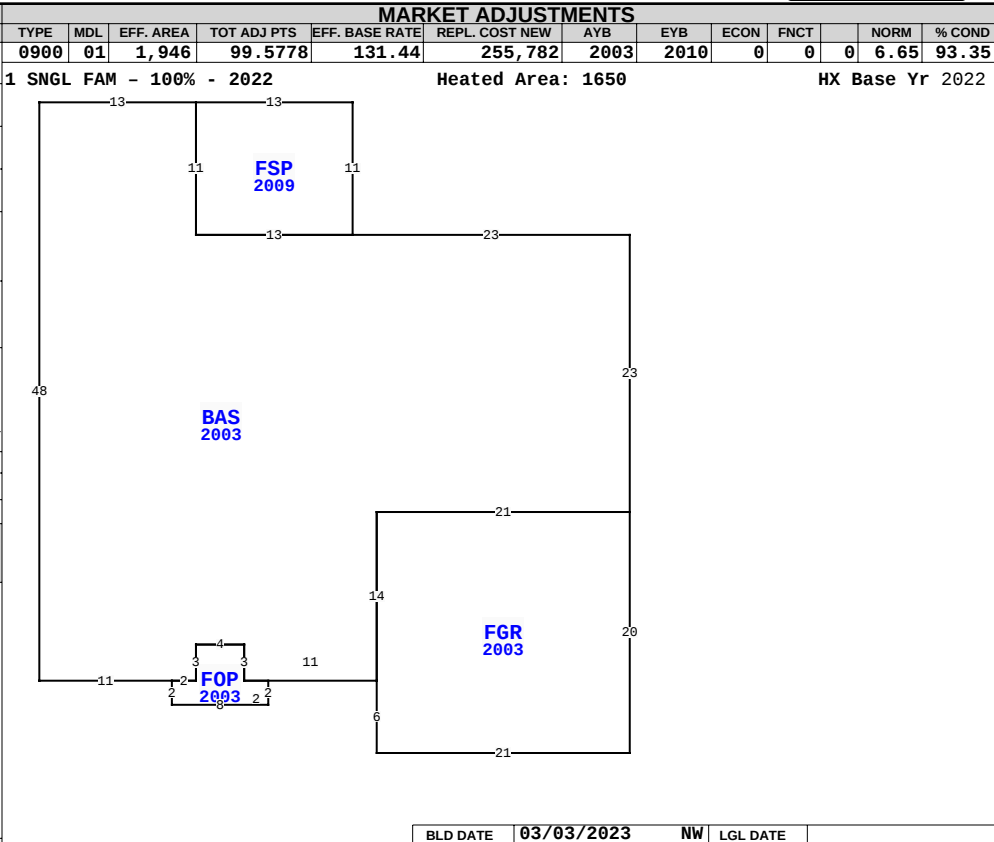
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2003	1,650	202,454
FGR	420	55	2003	231	28,344
FOP	28	30	2003	8	982
FSP	143	40	2009	57	6,994
TOTALS	2,241			1,946	238,772

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100	2003	2003	3	82	3,885	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2022	2022	3	98	5,645	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



86392 RIVERWOOD DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF																	13,128
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				238,772	
TOTAL MARKET OB/XF VALUE				13,128	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				316,900	
SOH/AGL Deduction				50,356	
ASSESSED VALUE				266,544	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				215,822	
TOTAL JUST VALUE				316,900	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				305,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004034	REPAIR/RRF	0	05/13/2019
B0210382	NEW CONSTR	122,493	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1322	8/08/2023	LE	U	I	11	100
GRANTOR: BERRY MICHELLE ANN						
GRANTEE: BERRY LINDA						
2425/1902	1/13/2021	QC	U	I	11	100
GRANTOR: BERRY JIMMY F & LINDA						
GRANTEE: BERRY MICHELLE A						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2003] W23 FSP=[YR=2009] N11 W13 S11 E13\$ W13 N11 W13 S48 E11 FOP=[YR=2003] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E11 FGR=[YR=2003] S6 E21 N20 W21 S14\$ N14 E21 N23\$.		