LOT 4
IN OR 1394/1885
MEADOWFIELD UNIT 2A PB 6/271

SHERER EDWIN C & MONA LYNN
86444 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0004-0000

BUILDING CHARACTERISTICS

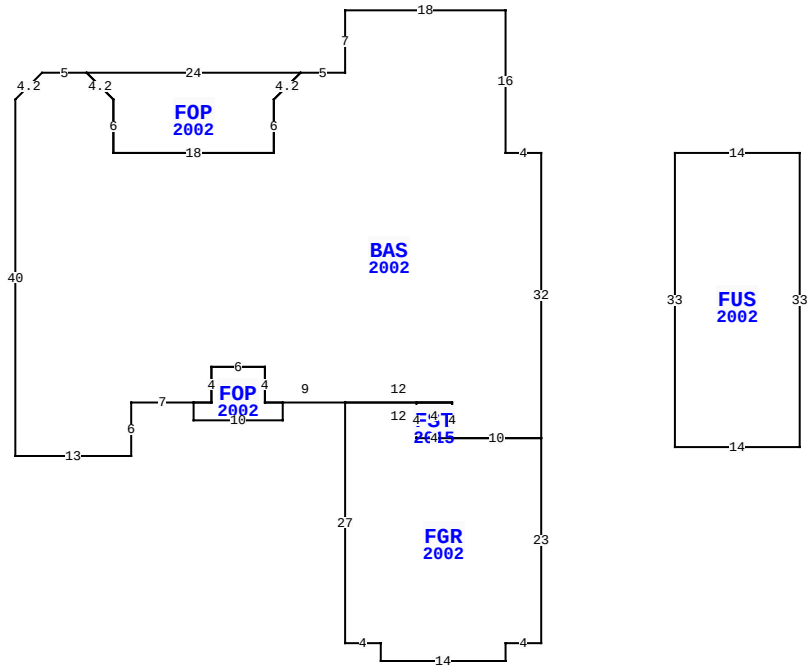
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,192	100	2002	2,192	253,302
FGR	582	55	2002	320	36,979
FOP	44	30	2002	13	1,502
FOP	171	30	2002	51	5,894
FST	16	55	2015	9	1,040
FUS	462	100	2002	462	53,388
TOTALS	3,467			3,047	352,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,047	98.3664	129.84	395,622	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 2654 HX Base Yr 2006



86444 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,104
TOTAL MARKET OB/XF VALUE		7,895
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		424,999
SOH/AGL Deduction		211,962
ASSESSED VALUE		213,037
TOTAL EXEMPTION VALUE	VP HX HB VX	181,574
BASE TAXABLE VALUE		31,463
TOTAL JUST VALUE		424,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24584	XFOB	2,500	04/01/2011
B0209795	NEW CONSTR	194,209	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1885	3/10/2006	WD	U	I	07	100
GRANTOR: SCANIO JAMES C & KIMB						
GRANTEE: SHERER EDWIN C & MO						
1373/0401	12/12/2005	WD	Q	I		315,000
GRANTOR: SCANIO JAMES C & KIMB						
GRANTEE: SHERER EDWIN C & MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N16 W18 S7 W5 FOP=[YR=2002] W24 D3 R3 S6 E18 N6 R3 U3 $ D3 L3 S6 W18 N6 L3 U3 W5 D3 L3 S40 E13 N6 E7 FOP=[YR=2002] S2 E10 N2 W2 N4 W6 S4W2 $ E2 N4 E6 S4 E9 FGR=[YR=2002] S27 E4 S2 E14 N2 E4 N23 W10 FST=[YR=2015] W4 N4 E4 S4$ N4 W12$ E12 S4 E10 N32 $ PTR= E15 FUS=[YR=2002] E14 S33 W14 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	1,388.00	SF	5.20	5.20	100	2002	2002	3	80	5,774	
2	0858	SCULP CONC	0	100	37	6	222.00	SF	9.75	9.75	100	2012	2012	3	98	2,121	

LAND DESCRIPTION

TOTAL OB/XF 7,895

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 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