LOT 5
IN OR 1299/7
MEADOWFIELD UNIT 2A PB 6/271

JAMES PAUL G & MAUREEN K
86458 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

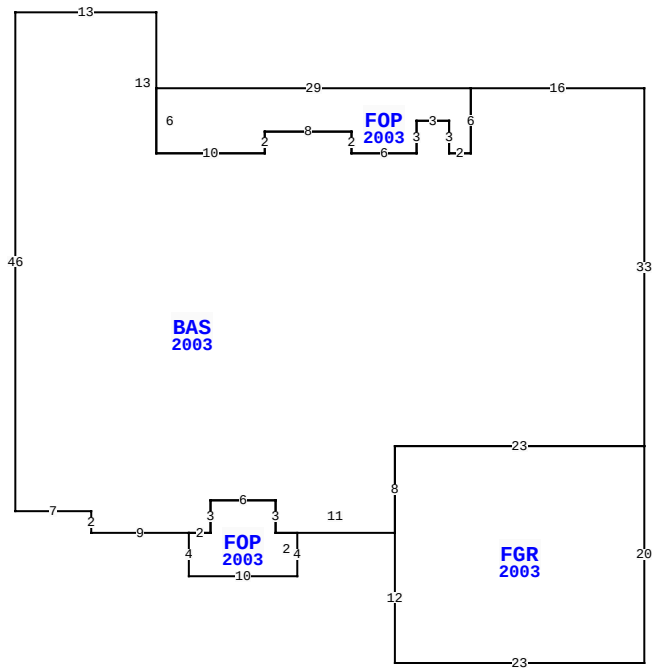
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,104	100	2003	2,104	250,866
FGR	460	55	2003	253	30,166
FOP	58	30	2003	17	2,027
FOP	149	30	2003	45	5,366
TOTALS	2,771			2,419	288,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,419	97.8138	129.11	312,317	2003	2008	0	0	0	7.65	92.35

1 SNGL FAM – 100% - 2006 Heated Area: 2104 HX Base Yr 2006



86458 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,425
TOTAL MARKET OB/XF VALUE		6,651
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		360,076
SOH/AGL Deduction		179,544
ASSESSED VALUE		180,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,810
TOTAL JUST VALUE		360,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310652	NEW CONSTR	2,000	01/01/2003
B0210219	NEW CONSTR	153,946	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0007	3/02/2005	WD	Q	I		219,500
GRANTOR: EDSON HELEN D						
GRANTEE: JAMES PAUL G & MAUR						
1119/1113	3/07/2003	WD	Q	I		153,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: EDSON HELEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FOP=[YR=2003] W29 S6 E10 N2 E8 S2 E6 N3 E3 S3 E2 N6$ S6 W2 N3 W3 S3 W6 N2 W8 S2 W10 N13 W13 S46 E7 S2 E9
FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11
FGR=[YR=2003] S12 E23 N20 W23 S8$ N8 E23 N33$.

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	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	854.00	SF	5.20	5.20	100	2003	2003	3	82	3,641	

LAND DESCRIPTION

TOTAL OB/XF 6,651

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 01/07/2019 BY SB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS