LOT 7
MEADOWFIELD UNIT 2A PB 6/271

ZAK CHRISTY M/SPANICH TIFFANY M
86496 RIVER WOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0007-0000

BUILDING CHARACTERISTICS

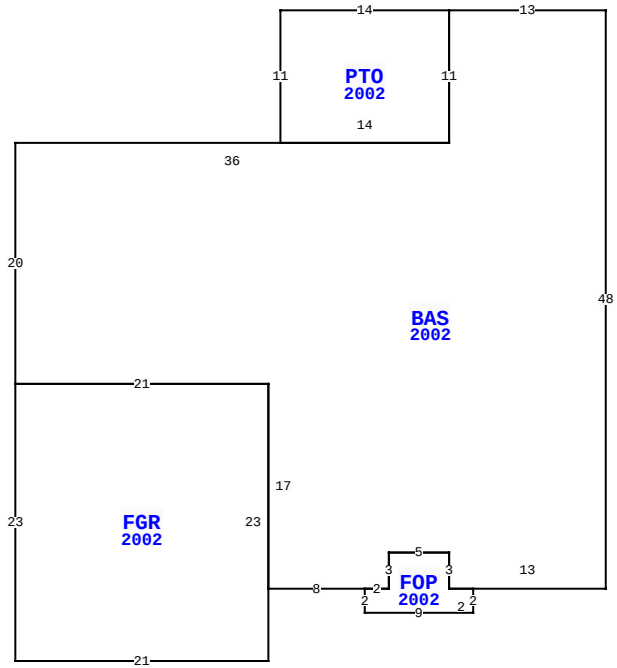
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,584	100	2002	1,584	190,752
FGR	483	55	2002	266	32,033
FOP	33	30	2002	10	1,205
PTO	154	5	2002	8	963
TOTALS	2,254			1,868	224,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,868	102.3120	135.05	252,273	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 50% - 2003 Heated Area: 1584 HX Base Yr 2003



86496 RIVERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,952
TOTAL MARKET OB/XF VALUE		15,761
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,713
SOH/AGL Deduction		75,984
ASSESSED VALUE		229,729
TOTAL EXEMPTION VALUE	HA HAB WX	55,722
BASE TAXABLE VALUE		174,007
TOTAL JUST VALUE		305,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311183	XFOB	9,200	06/01/2003
B0209881	NEW CONSTR	121,103	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1644	7/31/2020	QC	U	I	11	61,300
GRANTOR: ZAK CHRISTY M						
GRANTEE: ZAK CHRISTY M & TIF						
1104/1034	12/31/2002	WD	Q	I		140,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ZAK RICHARD & CHRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] W14 S11 E14 N11 $ S11 W36 S20 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E8 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 N48 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	50	0	0	802.00	SF	5.20	5.20	100	2002	2002	3	80	3,336	
3	0911	SCRN RM A	0	50	0	0	1,200.00	SF	17.50	17.50	100	2011	2011	3	45	9,450	

LAND DESCRIPTION

TOTAL OB/XF 15,761

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	50		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 05/21/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS