LOT 9
IN OR 1284/1788
MEADOWFIELD UNIT 2A PB 6/271

O'QUINN FRANCIS K & DEBBIE M
86530 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0009-0000

BUILDING CHARACTERISTICS

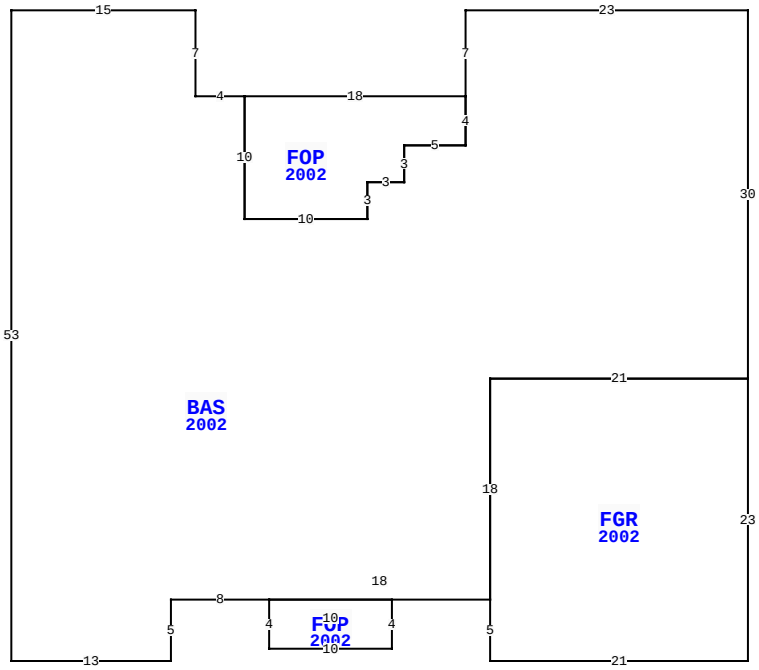
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,272	100	2002	2,272	247,725
FGR	483	55	2002	266	29,003
FOP	40	30	2002	12	1,308
FOP	141	30	2002	42	4,579
TOTALS	2,936			2,592	282,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,592	92.4480	122.03	316,302	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2025 Heated Area: 2272 HX Base Yr 2025



86530 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		282,616
TOTAL MARKET OB/XF VALUE		5,340
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,956
SOH/AGL Deduction		0
ASSESSED VALUE		352,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,234
TOTAL JUST VALUE		352,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210025	NEW CONSTR	165,921	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/1788	12/30/2004	WD	Q	I		225,000
GRANTOR: FOUSE BENJAMIN R & ME						
GRANTEE: O'QUINN FRANCIS K &						
1107/1253	1/16/2003	WD	U	I	21	150,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FOUSE BENJAMIN & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S7 FOP=[YR=2002] W18 S10 E10N3 E3 N3 E5 N4 $ S4 W5 S3 W3 S3 W10N10 W4 N7 W15 S53 E13 N5 E8 FOP=[YR=2002] S4 E10 N4 W10 $ E18 FGR=[YR=2002] S5 E21 N23 W21 S18 $ N18 E21 N30 $.

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	805.00	SF	5.20	5.20	100	2002	2002	3	80	3,349	
2	0471	VINYL FNC	0	100	0	0	102.00	LF	32.00	32.00	100	2004	2004	3	61	1,991	

LAND DESCRIPTION

TOTAL OB/XF 5,340

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS