

PINO ALEXIS LAZARO/PRESLAR ANGELA RENAE
86614 RIVERWOOD DRIVE
YULEE, FL 32097

38-2N-27-1332-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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.			
Units		1. 100			
Occupancy	00	0 100			
		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	2,504	100	2002	2,504	282,715
FGR	540	55	2002	297	33,533
FOP	50	30	2002	15	1,694
FOP	276	30	2002	83	9,371
TOTALS	3,370			2,899	327,313

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811
3	0911
4	0845
5	0861
6	0871
7	0877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,899	96.1056	126.86	367,767	2002	2002	0	0	11.00	89.00

1 SNGL FAM - 100% - 2020

Heated Area: 2504

HX Base Yr

The floor plan shows a main rectangular building footprint (BAS) measuring approximately 58' by 35'. Attached to the right side is a larger rectangular area (FGR) measuring 20' by 27'. A smaller rectangular feature (FOP) is located near the bottom center, measuring 10' by 10'. Various dimensions are labeled along the perimeter and between internal walls.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	327,313
TOTAL MARKET OB/XF VALUE	23,090
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	415,403
SOH/AGL Deduction	137,473
ASSESSED VALUE	277,930
TOTAL EXEMPTION VALUE	13
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	415,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217691	H/AC	0	10/01/2012
B0310747	SWIM POOL	32,000	01/01/2003
B0209878	NEW CONSTR	184,206	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1417	6/26/2019	WD	Q	I	01	307,500

GRANTOR: BOWEN SUSAN & CINDY B
GRANTEE: PINO ALEXIS LAZARO
1963/0431 2/11/2015 SW U I 18 215,000
GRANTOR: SECRETARY OF VETERANS
GRANTEE: BOWEN SUSAN & CINDY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W18 FOP=[YR=2002] W24 S3 E3 S11 E12 N3 E9 N11 \$ S11 W9 S3 W12 N11 W3 N3 W17 S58 E13 N7 E8 FOP=[YR=2002] S5 E10 N5 W10 \$ E18 FGR=[YR=2002] S11 E20 N27 W20 S16 \$ N16 E20 N35 \$.	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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
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