LOT 15
IN OR 2199/1522
MEADOWFIELD UNIT 2A PB 6/271

ANDERSON TYMOTHY F & TIA
86634 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 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

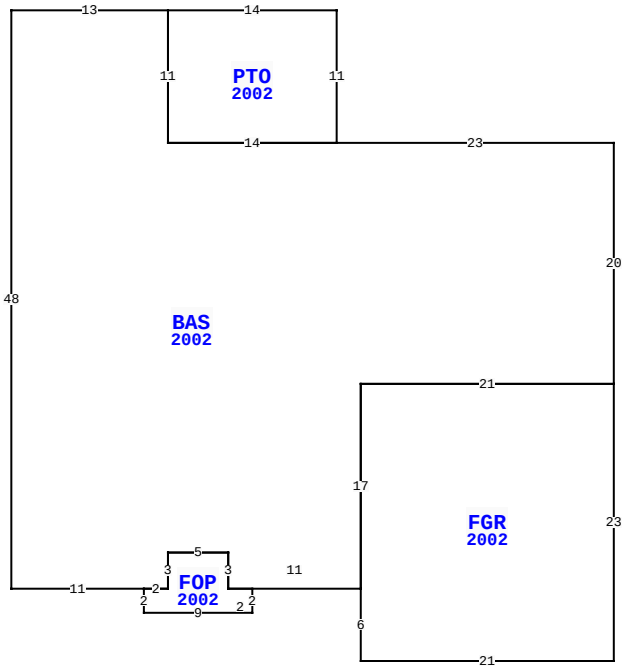
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	2002	1,621	193,241
FGR	483	55	2002	266	31,710
FOP	33	30	2002	10	1,192
PTO	154	5	2002	8	953
TOTALS	2,291			1,905	227,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,905	101.0772	133.42	254,165	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2019 Heated Area: 1621 HX Base Yr 2019



86634 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		227,096
TOTAL MARKET OB/XF VALUE		3,557
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		295,653
SOH/AGL Deduction		104,311
ASSESSED VALUE		191,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,620
TOTAL JUST VALUE		295,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209880	NEW CONSTR	121,103	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2199/1522	5/29/2018	WD	Q	I	01	220,000
GRANTOR: COONER JOE LEMUEL JR						
GRANTEE: ANDERSON TYMOTHY F						
2050/0924	5/27/2016	WD	Q	I	01	174,900
GRANTOR: LOVE MICHAEL C						
GRANTEE: COONER JOE LEMUEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 PTO=[YR=2002] N11 W14 S11 E14 $ W14 N11 W13 S48 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E11 FGR=[YR=2002] S6 E21 N23 W21 S17 $ N17 E21 N20 $.

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	855.00	SF	5.20	5.20	100	2002	2002	3	80	3,557	

LAND DESCRIPTION

TOTAL OB/XF 3,557

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