LOT 16
MEADOWFIELD UNIT 2A PB 6/271

FKH SFR L LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2025

38-2N-27-1332-0016-0000

BUILDING CHARACTERISTICS

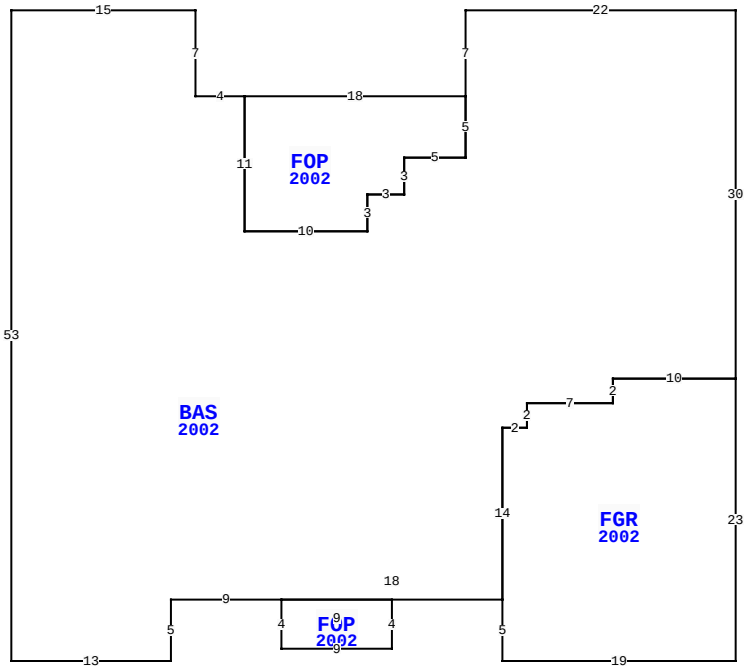
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,264	100	2002	2,264	264,391
FGR	415	55	2002	228	26,626
FOP	36	30	2002	11	1,285
FOP	159	30	2002	48	5,606
TOTALS	2,874			2,551	297,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,551	99.0144	130.70	333,416	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 0% - 2023 Heated Area: 2264 HX Base Yr



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

86648 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	297,907
TOTAL MARKET OB/XF VALUE	3,532
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	366,439
SOH/AGL Deduction	0
ASSESSED VALUE	366,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,439
TOTAL JUST VALUE	366,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209882	NEW CONSTR	165,921	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2591/0802	9/15/2022	WD	U	I	37	393,000
GRANTOR: ANDERSON DENNY W						
GRANTEE: FKH SFR L LP						
2591/0669	9/15/2022	WD	U	I	37	368,000
GRANTOR: JEFFERS BRYAN K II						
GRANTEE: ANDERSON DENNY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W22 S7 FOP=[YR=2002] W18 S11 E10 N3 E3 N3 E5 N5 $ S5 W5 S3 W3 S3 W10 N11 W4 N7 W15 S53 E13 N5 E9
FOP=[YR=2002] S4 E9 N4 W9 $ E18 FGR=[YR=2002] S5 E19 N23 W10 S2 W7 S2 W2 S14 $ N14 E2 N2 E7 N2 E10 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	0	0	0	849.00	SF	5.20	5.20	100	2002	2002	3	80	3,532	

LAND DESCRIPTION

TOTAL OB/XF 3,532

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	0		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