LOT 19
IN OR 2122/1295
MEADOWFIELD #3 PB 6/321-323

FOSTER ALFRED B & PATRICIA M
86700 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0019-0000

BUILDING CHARACTERISTICS

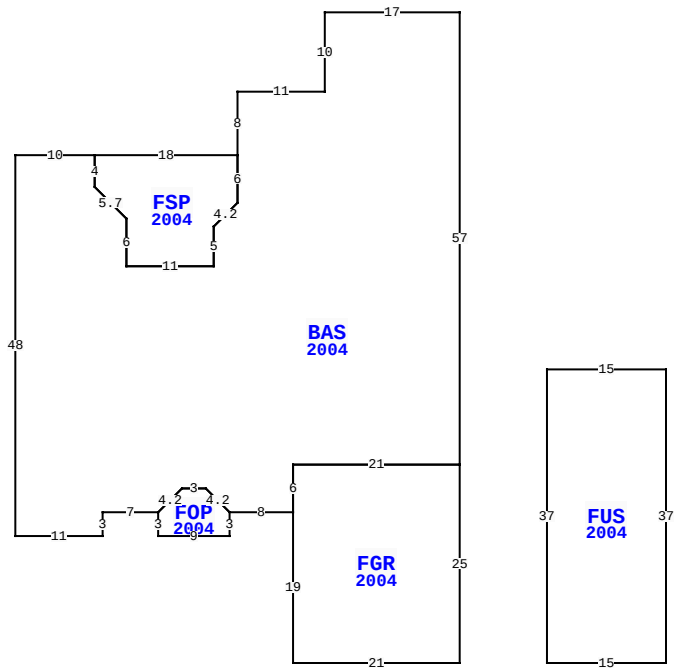
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,603	100	2004	2,603	275,449
FGR	525	55	2004	289	30,582
FOP	45	30	2004	14	1,482
FSP	201	40	2004	80	8,466
FUS	555	100	2004	555	58,730
TOTALS	3,929			3,541	374,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,541	86.6700	114.40	405,090	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2018 Heated Area: 3158 HX Base Yr 2018



86700 RIVERWOOD DR, YULEE

BLD DATE	06/23/2025 KW	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		374,708
TOTAL MARKET OB/XF VALUE		6,567
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		446,275
SOH/AGL Deduction		182,363
ASSESSED VALUE		263,912
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,190
TOTAL JUST VALUE		446,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250002336	INGROUND FIBERGLA	50,364	03/06/2025
19004436	REPAIR/RRF	0	05/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/1295	5/25/2017	TD	Q	I	01	266,000
GRANTOR: FLA TRUST SERVICES LL						
GRANTEE: FOSTER ALFRED B & P						
2035/0355	3/21/2016	CT	U	I	18	160,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

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	816.00	SF	5.20	5.20	100	2004	2004	3	83	3,522	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W17 S10 W11 S8 S6 D3L3 S5 W11 N6 U4L4 N4 W10 S48 E11 N3 E7 U3R3 E3 D3R3 E8 N6 E21 N57 $
FUS=[YR=2004;ORIG=11,82] N37 E15 S37 W15 $
FGR=[YR=2004;ORIG=-21,63] S19 E21 N25 W21 S6 $
FSP=[YR=2004;ORIG=-28,18] W18 S4 D4R4 S6 E11 N5 U3R3 N6 $
FOP=[YR=2004;ORIG=-38,63] S3 E9 N3 U3L3 W3 D3L3 $
PTR=[ORIG=0,0] N15 S15 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,567

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	0003	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 06/23/2025 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS