LOT 22
IN OR 1822/10
MEADOWFIELD #3 PB 6/321-323

CLOSS HOWARD J & ANN KENNEDY
85176 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

38-2N-27-1332-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

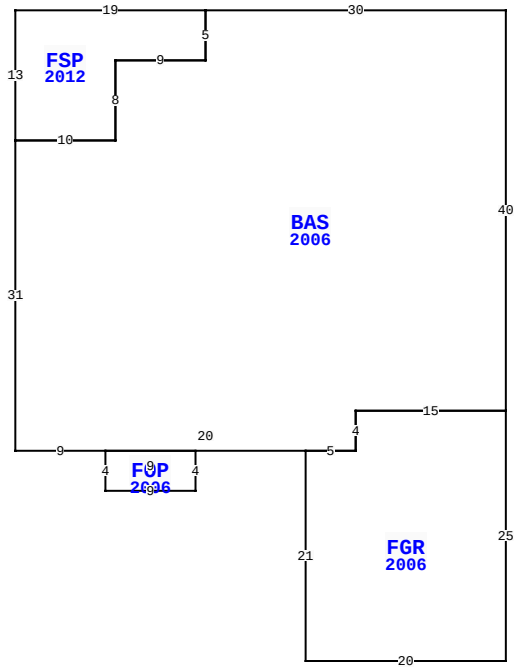
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,921	100	2006	1,921	229,771
FGR	480	55	2006	264	31,577
FOP	36	30	2006	11	1,316
FSP	175	40	2012	70	8,373
TOTALS	2,612			2,266	271,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	99.5778	131.44	297,843	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1921 HX Base Yr



86752 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	271,037
TOTAL MARKET OB/XF VALUE	5,008
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	341,045
SOH/AGL Deduction	29,459
ASSESSED VALUE	311,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,586
TOTAL JUST VALUE	341,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26124	ADDITION	2,042	06/01/2012
M11332	MECH OTHER	0	04/01/2006
E16884	ELEC OTHER	2,000	03/01/2006
P10916	OTHER	0	03/01/2006
C16835	CO ISSUED	211,712	12/01/2005
R08731	REPAIR/RRF	5,070	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1822/0010	10/09/2012	QC	U	I	11	100
GRANTOR: CLOSS HOWARD J & ANN						
GRANTEE: CLOSS HOWARD J & AN						
1468/0139	12/28/2006	WD	Q	I		233,700
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: CLOSS HOWARD J & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 FSP=[YR=2012] W19 S13 E10 N8 E9 N5$ S5 W9 S8 W10 S31 E9 FOP=[YR=2006] S4 E9 N4 W9$ E20 FGR=[YR=2006] S21 E20 N25 W15 S4 W5$ E5 N4 E15 N40$.

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	0810	CONCRETE A	0	0	46	16	736.00	SF	6.50	6.50	100	2006	2006	3	86	4,114	
2	0810	CONCRETE A	0	0	40	4	160.00	SF	6.50	6.50	100	2006	2006	3	86	894	

LAND DESCRIPTION

TOTAL OB/XF 5,008

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