LOT 23
MEADOWFIELD #3 PB 6/321-323

ENSOR DONALD A/ASHE PATTI J
86768 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

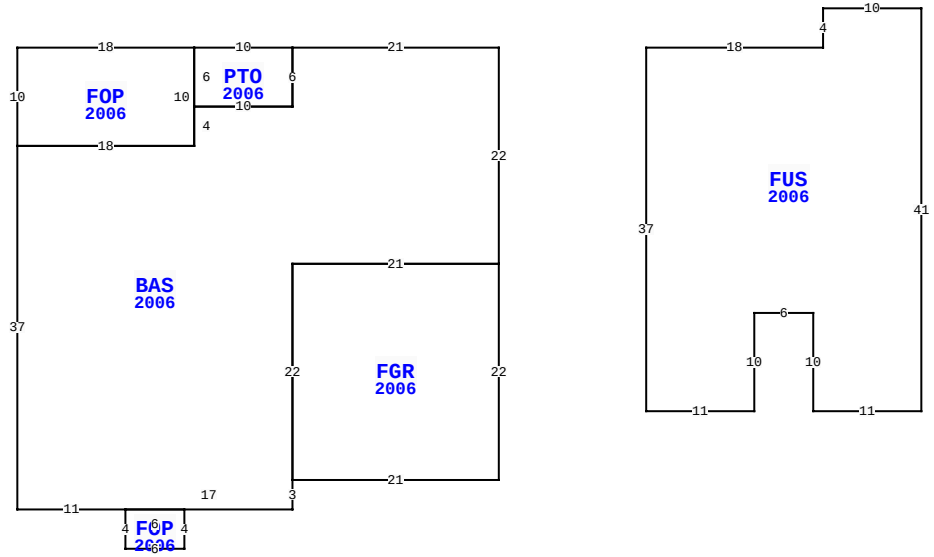
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	2006	1,538	183,867
FGR	462	55	2006	254	30,365
FOP	24	30	2006	7	837
FOP	180	30	2006	54	6,455
FUS	1,016	100	2006	1,016	121,462
PTO	60	5	2006	3	359
TOTALS	3,280			2,872	343,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	96.8670	127.86	367,214	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 2554 HX Base Yr 2022



86768 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		343,345
TOTAL MARKET OB/XF VALUE		7,378
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		415,723
SOH/AGL Deduction		72,507
ASSESSED VALUE		343,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,494
TOTAL JUST VALUE		415,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16233	ELEC OTHER	2,000	11/01/2005
C0515325	CO ISSUED	187,744	10/01/2005
M10517	MECH OTHER	0	10/01/2005
B0515325	NEW CONSTR	187,744	10/01/2005
P09949	OTHER	0	08/01/2005
R0507702	REPAIR/RRF	1,500	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0454	10/29/2021	WD	Q	I	01	383,000
GRANTOR: DISHER DOUGLAS J & TR						
GRANTEE: ENSOR DONALD A & PA						
1417/0138	6/05/2006	WD	Q	I		315,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: DISHER DOUGLAS J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 PTO=[YR=2006] W10 FOP 2006= W18 S10 E18 N10 $ S6 E10 N6 $ S6 W10 S4 W18 S37 E11 FOP=[YR=2006] S4 E6 N4 W6 $ E17 N3 FGR=[YR=2006] E21 N22 W21 S22$ N22 E21 N22$ PTR=E15 FUS=[YR=2006] E18 N4 E10 S41 W11 N10 W6 S10 W11 N37$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,530.00	SF	4.00	4.00	100	2006	2006	3	86	5,263	
3	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2006	2006	3	86	335	

LAND DESCRIPTION

TOTAL OB/XF 7,378

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 09/07/2021 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS