LOT 24
IN OR 2113/978
MEADOWFIELD #3 PB 6/321-323

**DRAKE RANDALL S & JULIEANN**
86784 RIVERWOOD DR
YULEE, FL 32097

**2025**

**38-2N-27-1332-0024-0000**

## 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 | 12 | HARDWOOD 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 |

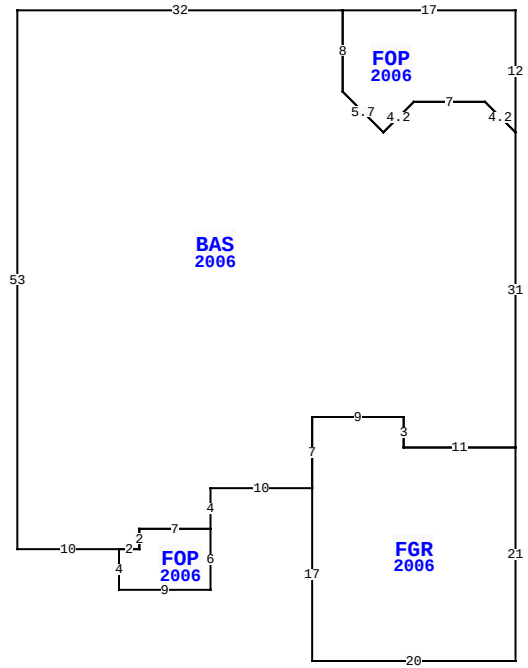
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,130 | 100 | 2006 | 2,130 | 244,846 |
| FGR | 447 | 55 | 2006 | 246 | 28,278 |
| FOP | 50 | 30 | 2006 | 15 | 1,724 |
| FOP | 166 | 30 | 2006 | 50 | 5,748 |
| TOTALS | 2,793 | | | 2,441 | 280,596 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,441 | 95.6970 | 126.32 | 308,347 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 2130 HX Base Yr 2018




86784 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 | | 280,596 |
| TOTAL MARKET OB/XF VALUE | | 4,718 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 350,314 |
| SOH/AGL Deduction | | 137,796 |
| ASSESSED VALUE | | 212,518 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 161,796 |
| TOTAL JUST VALUE | | 350,314 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 336,946 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16889 | ELEC OTHER | 2,000 | 03/01/2006 |
| P10915 | OTHER | 0 | 03/01/2006 |
| M11134 | TANKS/BLRS | 0 | 02/01/2006 |
| C16809 | CO ISSUED | 211,940 | 12/01/2005 |
| R08708 | REPAIR/RRF | 4,550 | 12/01/2005 |
| B16809 | NEW CONSTR | 211,940 | 12/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2113/0978 | 4/11/2017 | WD | Q | I | 01 | 218,000 |
| GRANTOR: KHAN IMRAAN & JASODRA | | | | | | |
| GRANTEE: DRAKE RANDALL SHEYN | | | | | | |
| 1435/0637 | 8/07/2006 | WD | Q | I | | 257,200 |
| GRANTOR: PROVIDENCE CONSTRUCTI | | | | | | |
| GRANTEE: KHAN IMRAAN & JASOD | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2006] W17 BAS=[YR=2006] W32 S53 E10 FOP=[YR=2006] S4 E9 N6 W7 S2 W2$ E2 N2 E7 N4 E10 FGR=[YR=2006] S17 E20 N21 W11 N3 W9 S7$ N7 E9 S3 E11 N31 L3 U3 W7 D3 L3 L4 U4 N8$ S8 D4 R4 R3 U3 E7 D3 R3 N12$.

### 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 | 100 | 46 | 16 | 736.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 4,114 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 27 | 4 | 108.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 604 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,718

| 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