LOT 26
IN OR 1440/246
MEADOWFIELD #3 PB 6/321-323

WILSON STANLEY B & REBECCA A
86820 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

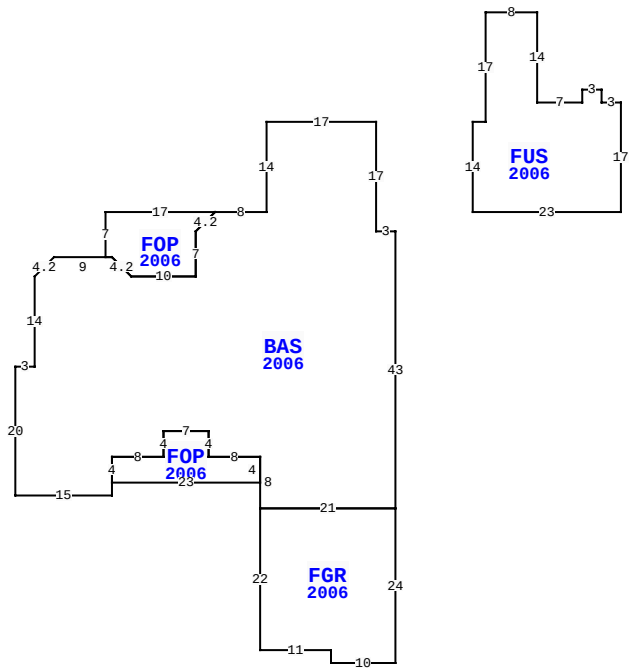
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,411	100	2006	2,411	268,327
FGR	482	55	2006	265	29,493
FOP	120	30	2006	36	4,007
FOP	137	30	2006	41	4,563
FUS	503	100	2006	503	55,980
TOTALS	3,653			3,256	362,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,256	92.6532	122.30	398,209	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2914 HX Base Yr 2007



86820 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		362,370
TOTAL MARKET OB/XF VALUE		28,455
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		455,825
SOH/AGL Deduction		213,134
ASSESSED VALUE		242,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,969
TOTAL JUST VALUE		455,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19878	SWIM POOL	24,680	05/01/2007
M10875	MECH OTHER	0	01/01/2006
C16769	CO ISSUED	262,040	12/01/2005
E16466	ELEC OTHER	2,000	12/01/2005
R08671	REPAIR/RRF	5,200	12/01/2005
P10493	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/0246	8/28/2006	WD	Q	I		339,400
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: WILSON STANLEY B &						
1220/0648	4/05/2004	WD	U	V	19	420,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: PROVIDENCE CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 S14 W8 FOP=[YR=2006] W17 S7 E1 D3 R3 E10 N7 R3 U3 $ D3 L3 S7 W10 L3 U3 W9 D3 L3 S14 W3 S20 E15 N2 FOP=[YR=2006] E23 N4 W8 N4 W7 S4 W8 S4$ N4 E8 N4 E7 S4 E8 S8 FGR=[YR=2006] S22 E11 S2 E10 N24 W21$ E21 N43 W3 N17$ PTR=E15 FUS=[YR=2006] E2 N17 E8 S14 E7 N2 E3 S2 E3 S17 W23 N14 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	1,250.00	SF	6.50	6.50	100	2006	2006	3	86	6,988	
3	0845	KOOL DECK	0	100	0	0	582.00	SF	7.25	7.25	100	2007	2007	3	87	3,671	
4	0911	SCRN RM A	0	100	0	0	846.00	SF	17.50	17.50	100	2007	2007	3	27	3,997	
5	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2007	2007	3	44	9,874	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	270	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 28,455

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