LOT 27
MEADOWFIELD #3 PB 6/321-323

CROCITTO TANIS/PITCHERALLE JOSEPH D JR
86836 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0027-0000

BUILDING CHARACTERISTICS

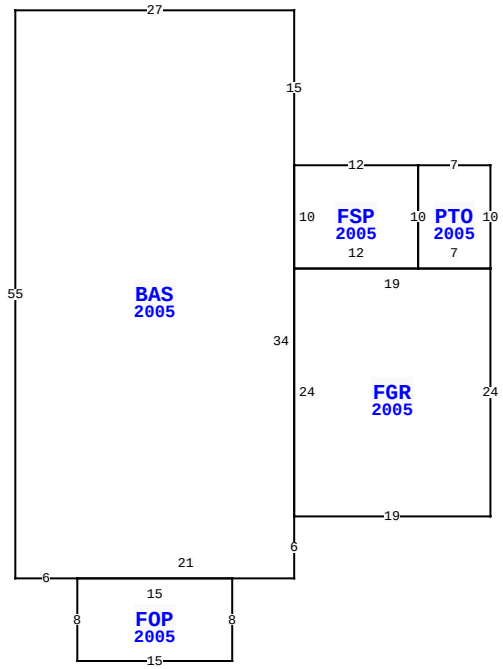
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,485	100	2005	1,485	191,524
FGR	456	55	2005	251	32,372
FOP	120	30	2005	36	4,643
FSP	120	40	2005	48	6,191
PTO	70	5	2005	4	516
TOTALS	2,251			1,824	235,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,824	104.6700	138.16	252,004	2005	2010	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2022 Heated Area: 1485 HX Base Yr 2022



86836 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,246
TOTAL MARKET OB/XF VALUE		4,066
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		304,312
SOH/AGL Deduction		48,453
ASSESSED VALUE		255,859
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		200,137
TOTAL JUST VALUE		304,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14617	ELEC OTHER	2,000	03/01/2005
M09478	MECH OTHER	0	03/01/2005
P09094	OTHER	0	02/01/2005
R047008	REPAIR/RRF	1,500	12/01/2004
B0414250	NEW CONSTR	110,923	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0397	12/23/2021	WD	Q	I	01	320,000
GRANTOR: NORRIS NATHAN J & ANG						
GRANTEE: CROCITTO TANIS & JO						
2239/0445	11/26/2018	WD	Q	I	02	220,000
GRANTOR: PATEL CINDY						
GRANTEE: NORRIS NATHAN J & A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W7 FSP=[YR=2005] W12 BAS=[YR=2005] N15 W27 S55 E6 FOP=[YR=2005] S8 E15 N8 W15$ E21 N6 FGR=[YR=2005] E19 N24 W19 S24$ N34$ S10 E12 N10$ S10 E7 N10$.

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	0812	CONCRETE C	0	100	0	0	1,210.00	SF	4.00	4.00	100	2005	2005	3	84	4,066	

LAND DESCRIPTION

TOTAL OB/XF 4,066

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