LOT 29
IN OR 1318/826
MEADOWFIELD #3 PB 6/321-323

MARTINO LARRY A & JEAN A
86864 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0029-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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

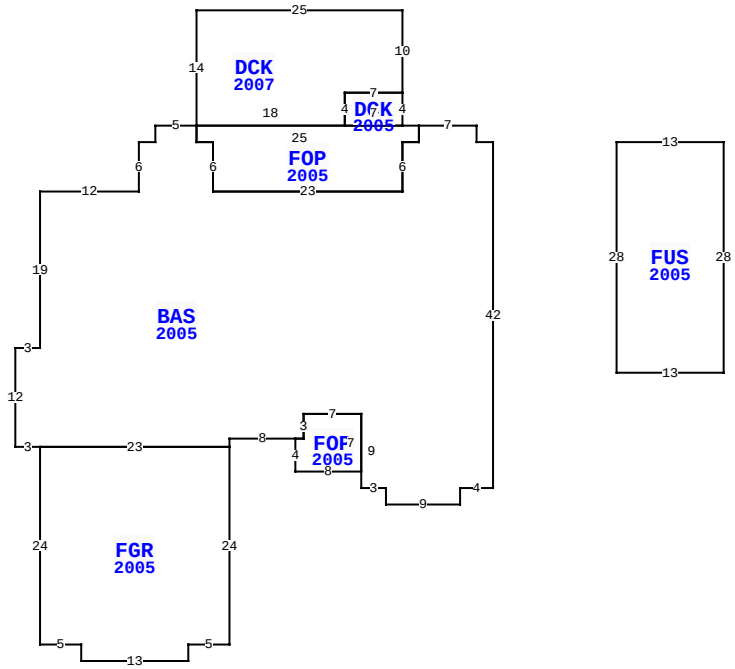
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	2005	1,946	226,192
DCK	28	10	2005	3	349
DCK	322	10	2007	32	3,719
FGR	578	55	2005	318	36,962
FOP	53	30	2005	16	1,860
FOP	192	30	2005	58	6,741
FUS	364	100	2005	364	42,310
TOTALS	3,483			2,737	318,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,737	96.7680	127.73	349,597	2005	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2310 HX Base Yr 2007



86864 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		318,133
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		387,783
SOH/AGL Deduction		193,187
ASSESSED VALUE		194,596
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,874
TOTAL JUST VALUE		387,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700985	REPAIR/RRF	8,000	02/09/2017
B24481	ADDITION	800	03/01/2011
B13817	NEW CONSTR	0	05/13/2005
M0509158	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0826	5/19/2005	WD	Q	I		234,800
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: MARTINO LARRY A & J						
1217/0139	3/22/2004	WD	U	V	19	494,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W7 FOP=[YR=2005] W2 DCK=[YR=2005] N4 DCK=[YR=2007] N10W25S14 E18N4E7$ W7 S4 E7$ W25 S2 E2S6 E23 N6 E2 N2$ S2 W2 S6 W23 N6 W2 N2 W5 S2 W2 S6 W12 S19 W3 S12 E3 FGR=[YR=2005] S24 E5 S2 E13 N2 E5 N24 W23$ E23 N1 E8 FOP=[YR=2005] S4 E8 N7 W7 S3 W1$ E1 N3 E7 S9 E3 S2 E9 N2 E4 N42$ PTR=E15 FUS=[YR=2005] E13 S28 W13 N28$ 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	0812	CONCRETE C	0	100	0	0	1,187.00	SF	4.00	4.00	100	2005	2005	3	84	3,988	
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	2011	2011	3	91	662	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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