LOT 31
IN OR 1433/1463
MEADOWFIELD #3 PB 6/321-323

BEARD STANFORD M & NANCY D
86894 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

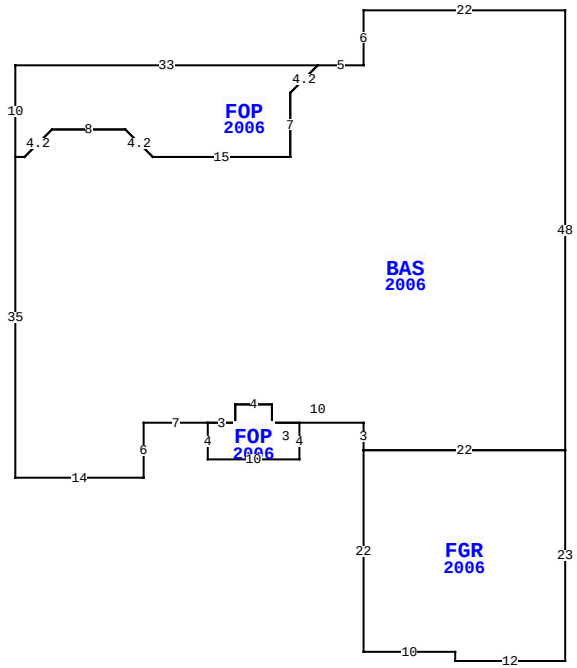
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2006	2,343	269,344
FGR	496	55	2006	273	31,383
FOP	48	30	2006	14	1,609
FOP	272	30	2006	82	9,427
TOTALS	3,159			2,712	311,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,712	96.7680	127.73	346,404	2006	2006	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2025 Heated Area: 2343 HX Base Yr



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

86894 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,764
TOTAL MARKET OB/XF VALUE		7,680
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		384,444
SOH/AGL Deduction		0
ASSESSED VALUE		384,444
TOTAL EXEMPTION VALUE	13	384,444
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		384,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15556	NEW CONSTR	175,000	02/27/2006
M10412	MECH OTHER	0	10/01/2005
E15870	ELEC OTHER	2,000	09/01/2005
P09912	OTHER	0	08/01/2005
R07869	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1463	8/01/2006	WD	Q	I		291,800
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: BEARD STANFORD M &						
1242/0974	7/01/2004	WD	U	V	19	532,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S6 W5 FOP=[YR=2006] W33 S10 E1 R3 U3 E8 D3 R3 E15 N7 R3 U3 $ D3 L3 S7 W15 L3 U3 W8 D3 L3 W1 S35 E14 N6 E7 FOP=[YR=2006] S4 E10 N4 W3 N2 W4 S2 W3$ E3 N2 E4 S2 E10 S3 FGR=[YR=2006] S22 E10 S1 E12 N23 W22 $ E22 N48$.

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	0812	CONCRETE C	0	100	0	0	1,327.00	SF	4.00	4.00	100	2006	2006	3	86	4,565	

LAND DESCRIPTION

TOTAL OB/XF 7,680

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