LOT 76
IN OR 1353/1643
MEADOWFIELD UNIT 2A PB 6/271

KRISTENSEN ROBERT A & DANIELLE
2885 LANDYNS CR
FERNANDINA BEACH, FL 32034

2025

38-2N-27-1332-0076-0000

BUILDING CHARACTERISTICS

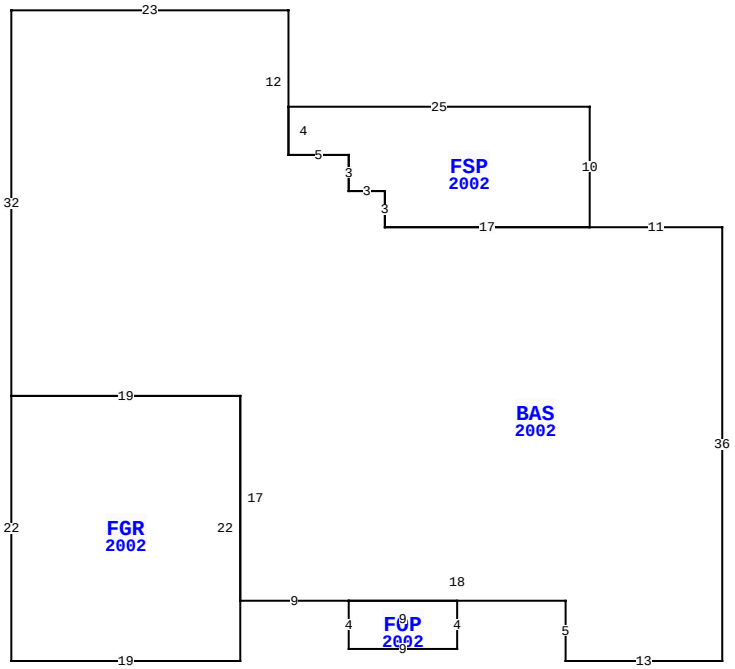
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,024	100	2002	2,024	237,702
FGR	418	55	2002	230	27,011
FOP	36	30	2002	11	1,292
FSP	211	40	2002	84	9,865
TOTALS	2,689			2,349	275,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,349	99.5778	131.44	308,753	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 0% - 0 Heated Area: 2024 HX Base Yr



86469 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	275,871
TOTAL MARKET OB/XF VALUE	3,499
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	344,370
SOH/AGL Deduction	28,910
ASSESSED VALUE	315,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,460
TOTAL JUST VALUE	344,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002231	REPAIR/RRF	12,500	03/05/2019
B0209968	NEW CONSTR	147,839	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1643	9/28/2005	WD	Q	I		254,500
GRANTOR: LONG EDWARD W & FAYE						
GRANTEE: KRISTENSEN ROBERT A						
1106/1541	1/10/2003	WD	U	I	21	146,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: LONG EDWARD W & FAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FSP=[YR=2002] N10 W25 S4 E5 S3 E3 S3 E17 $ W17 N3 W3 N3 W5 N12 W23 S32 FGR=[YR=2002] S22 E19 N22 W19 $ E19 S17 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 S5 E13 N36 $.

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	0811	CONCRETE B	0	0	0	0	841.00	SF	5.20	5.20	100	2002	2002	3	80	3,499	

LAND DESCRIPTION

TOTAL OB/XF 3,499

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	0		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