LOT 81
IN OR 1101/1354
MEADOWFIELD UNIT 2A PB 6/271

MOISAN KEVIN S
86501 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0081-0000

BUILDING CHARACTERISTICS

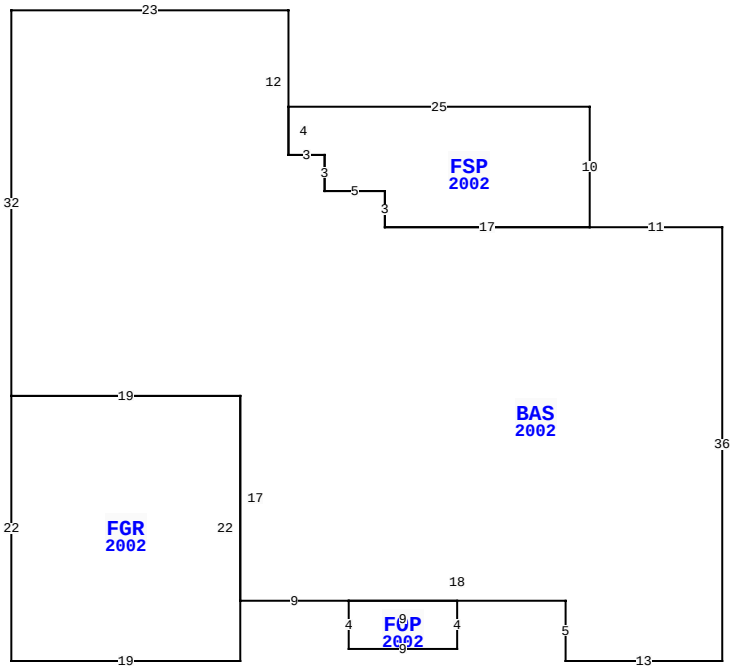
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,018	100	2002	2,018	236,997
FGR	418	55	2002	230	27,011
FOP	36	30	2002	11	1,292
FSP	217	40	2002	87	10,217
TOTALS	2,689			2,346	275,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	99.5778	131.44	308,358	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2025 Heated Area: 2018 HX Base Yr



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

86501 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,518
TOTAL MARKET OB/XF VALUE		7,491
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		348,009
SOH/AGL Deduction		0
ASSESSED VALUE		348,009
TOTAL EXEMPTION VALUE	13	348,009
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		348,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209950	NEW CONSTR	147,839	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1354	12/18/2002	WD	Q	I		150,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MOISAN KEVIN S						
1063/0420	6/17/2002	WD	U	V	19	30,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FSP=[YR=2002] N10 W25 S4 E3 S3 E5 S3 E17 $ W17 N3 W5 N3 W3 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	947.00	SF	5.20	5.20	100	2002	2002	3	80	3,940	
3	0473	VF 3 RAIL	0	100	0	0	126.00	LF	7.50	7.50	100	2004	2004	3	61	576	

LAND DESCRIPTION

TOTAL OB/XF 7,491

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