LOT 83
IN OR 1456/960
MEADOWFIELD UNIT 2A PB 6/271

LIVINGSTON LESLIE H
86533 RIVERWOOD DR
YULEE, FL 32097

2025

38-2N-27-1332-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 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		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

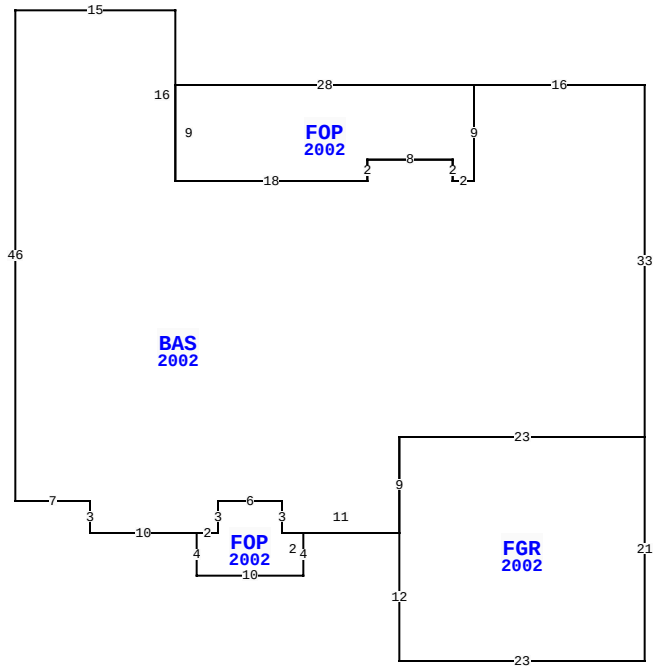
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2002	2,101	226,940
FGR	483	55	2002	266	28,732
FOP	58	30	2002	17	1,836
FOP	236	30	2002	71	7,669
TOTALS	2,878			2,455	265,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	91.5840	120.89	296,785	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2007 Heated Area: 2101 HX Base Yr 2007



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

86533 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,177
TOTAL MARKET OB/XF VALUE		3,603
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,780
SOH/AGL Deduction		163,157
ASSESSED VALUE		170,623
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,901
TOTAL JUST VALUE		333,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209951	NEW CONSTR	153,946	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/0960	11/02/2006	WD	Q	I		240,000
GRANTOR: JONES CHARLES E						
GRANTEE: LIVINGSTON LESLIE H						
1109/1791	1/28/2003	WD	U	I	21	149,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: JONES CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FOP=[YR=2002] W28 S9 E18 N2 E8 S2 E2 N9 $ S9 W2 N2 W8 S2 W18 N16 W15 S46 E7 S3 E10 FOP=[YR=2002] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E11 FGR=[YR=2002] S12 E23 N21 W23 S9 $ N9 E23 N33 $.

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	100	0	0	866.00	SF	5.20	5.20	100	2002	2002	3	80	3,603	

LAND DESCRIPTION

TOTAL OB/XF 3,603

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