LOT 84
IN OR 1102/32
MEADOWFIELD UNIT 2A PB 6/271

MEUSEL RANDALL L & LORRAINE K
86549 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

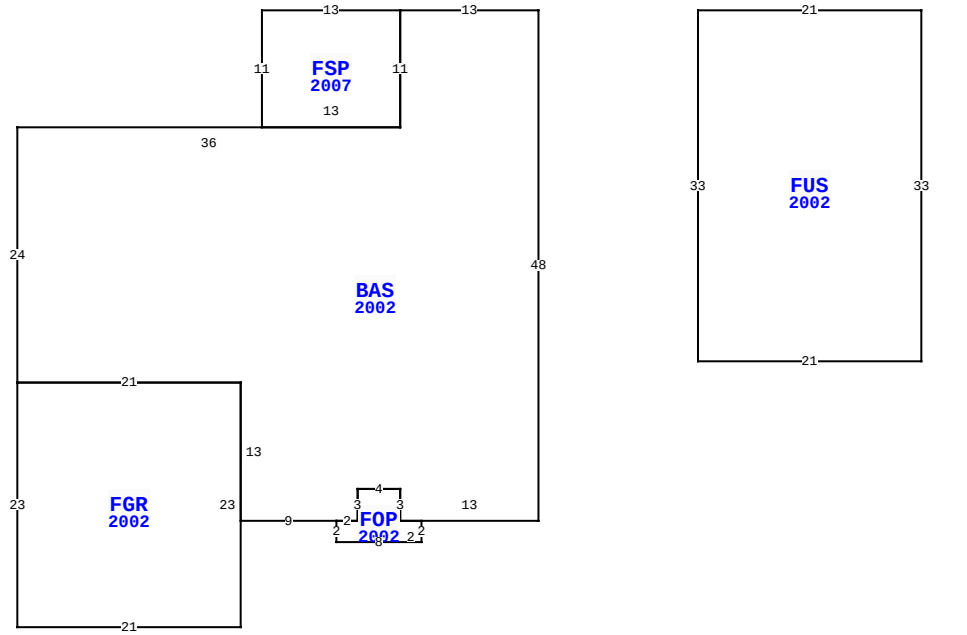
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	2002	1,671	187,302
FGR	483	55	2002	266	29,816
FOP	28	30	2002	8	897
FSP	143	40	2007	57	6,389
FUS	693	100	2002	693	77,678
TOTALS	3,018			2,695	302,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,695	95.0400	125.45	338,088	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2003 Heated Area: 2364 HX Base Yr 2003



86549 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		302,082
TOTAL MARKET OB/XF VALUE		8,473
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		375,555
SOH/AGL Deduction		181,010
ASSESSED VALUE		194,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,823
TOTAL JUST VALUE		375,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209877	NEW CONSTR	147,639	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0032	12/19/2002	WD	Q	I		153,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MEUSEL RANDALL & LO						
1062/0555	6/12/2002	WD	U	V	19	269,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

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	860.00	SF	5.20	5.20	100	2002	2002	3	80	3,578	
3	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2006	2006	3	40	1,920	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2007] W13 S11 E13 N11 $ S11 W36
S24 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S13 E9 FOP=[YR=2002]
S2 E8 N2 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E13 N48 $ PTR= E15
FUS=[YR=2002] E21 S33 W21 N33 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,473

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	000134	C	RES POND	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