LOT 85
MEADOWFIELD UNIT 2A PB 6/271

**WRONKA THOMAS JOSEPH & CHANGGUANG SHI (M/C)**
86587 RIVERWOOD DR
YULEE, FL 32097

**2025**

**38-2N-27-1332-0085-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 08 | IRREGULAR 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 | | 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 |

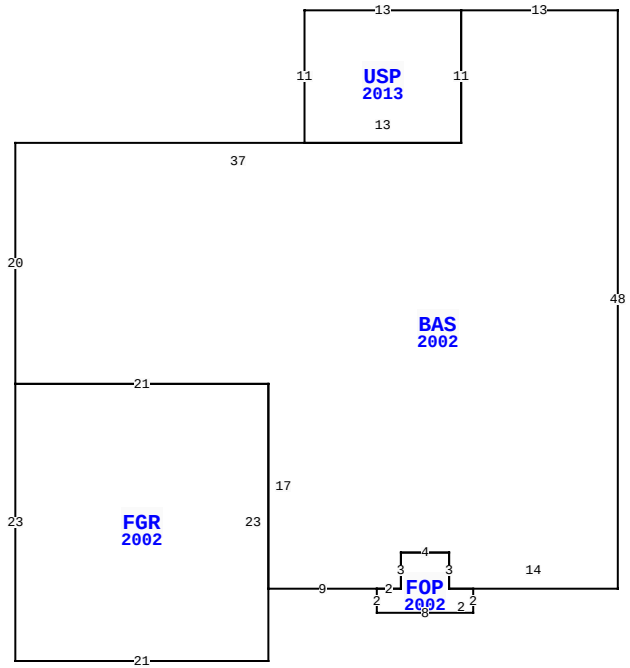
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4045.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,624 | 100 | 2002 | 1,624 | 186,574 |
| FGR | 483 | 55 | 2002 | 266 | 30,559 |
| FOP | 28 | 30 | 2002 | 8 | 919 |
| USP | 143 | 30 | 2013 | 43 | 4,940 |
| TOTALS | 2,278 | | | 1,941 | 222,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,941 | 97.9020 | 129.23 | 250,835 | 2002 | 2002 | 0 | 0 | 0 | 11.10 | 88.90 |

1 SNGL FAM – 100% - 2024 Heated Area: 1624 HX Base Yr 2024




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

86587 RIVERWOOD DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 222,992 |
| TOTAL MARKET OB/XF VALUE | | 6,503 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 294,495 |
| SOH/AGL Deduction | | 98,976 |
| ASSESSED VALUE | | 195,519 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 144,797 |
| TOTAL JUST VALUE | | 294,495 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,034 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1226639 | ADDITION | 3,068 | 11/01/2012 |
| B0209659 | NEW CONSTR | 121,103 | 06/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2630/0499 | 4/06/2023 | WD | Q | I | 01 | 365,000 |
| GRANTOR: MILLER MICHAEL B JR & | | | | | | |
| GRANTEE: WRONKA THOMAS JOSEP | | | | | | |
| 1086/0428 | 10/09/2002 | WD | Q | I | | 129,500 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: MILLER MICHAEL B JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W13 USP=[YR=2013] W13 S11 E13 N11 $ S11 W37 S20 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E9 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E14 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 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 848.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 3,528 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,503

| 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