LOT 86
IN OR 2133/695
MEADOWFIELD UNIT 2A PB 6/271

MCBURNEY CATHERINE REV TRUST/MCBURNEY CATHERINE A
86609 RIVERWOOD DR
YULEE, FL 32097

**2025**

**38-2N-27-1332-0086-0000**

## BUILDING CHARACTERISTICS

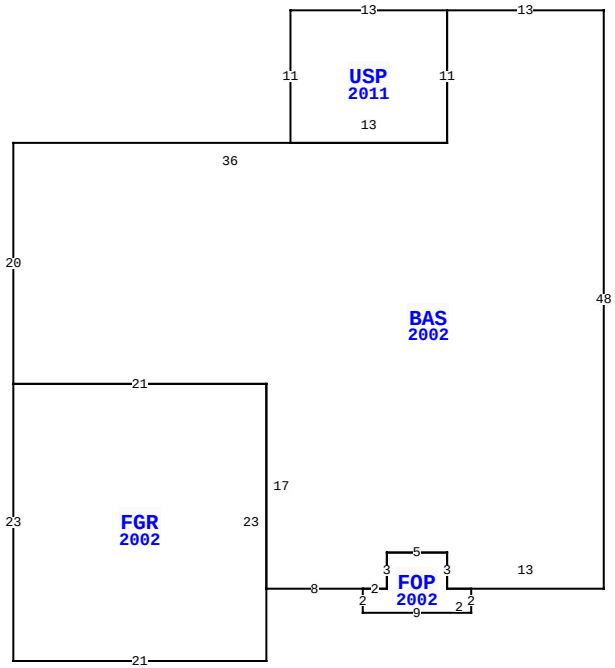
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,584 | 100 | 2002 | 1,584 | 187,103 |
| FGR | 483 | 55 | 2002 | 266 | 31,421 |
| FOP | 33 | 30 | 2002 | 10 | 1,181 |
| USP | 143 | 30 | 2011 | 43 | 5,079 |
| TOTALS | 2,243 | | | 1,903 | 224,784 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,903 | 100.5480 | 132.72 | 252,566 | 2002 | 2002 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 1584 HX Base Yr 2018




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

86609 RIVERWOOD DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 224,784 |
| TOTAL MARKET OB/XF VALUE | | 4,510 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 294,294 |
| SOH/AGL Deduction | | 112,863 |
| ASSESSED VALUE | | 181,431 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 130,709 |
| TOTAL JUST VALUE | | 294,294 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24572 | XFOB | 1,169 | 04/01/2011 |
| B0209883 | NEW CONSTR | 110,000 | 06/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2133/0695 | 6/21/2017 | WD | Q | I | 01 | 206,000 |
| GRANTOR: NELSEN DON K & LISA A | | | | | | |
| GRANTEE: CATHERINE MCBURNEY | | | | | | |
| 1885/1871 | 10/21/2013 | WD | Q | I | 02 | 166,000 |
| GRANTOR: KOSCIULEK SUSAN J & R | | | | | | |
| GRANTEE: NELSEN DON K & LISA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W13 USP=[YR=2011] W13 S11 E13 N11 $ S11 W36 S20 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E8 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 848.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 3,528 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 166.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 982 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,510

| 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