LOT 87
MEADOWFIELD UNIT 2A PB 6/271

JAX FREEDOM HOME BUYERS LLC
PO BOX 395
GLEN SAINT MARY, FL 32040

2025

38-2N-27-1332-0087-0000

NASSAU COUNTY PROPERTY

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 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

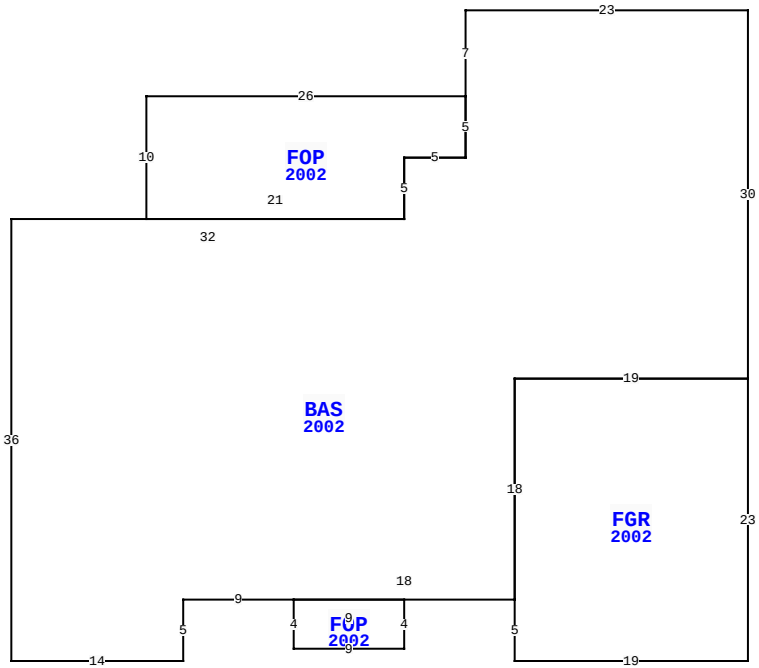
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2002	2,004	235,568
FGR	437	55	2002	240	28,211
FOP	36	30	2002	11	1,293
FOP	235	30	2002	70	8,228
TOTALS	2,712			2,325	273,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,325	99.6660	131.56	305,877	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2003 Heated Area: 2004 HX Base Yr 2003



86623 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		273,301
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,779
SOH/AGL Deduction		165,354
ASSESSED VALUE		176,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,703
TOTAL JUST VALUE		341,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209949	NEW CONSTR	147,839	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1533	7/14/2025	WD	U	I	11	100
GRANTOR: JENNINGS DALE E SR &						
GRANTEE: JAX FREEDOM HOME BU						
1107/1315	1/16/2003	WD	U	I	21	149,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: JENNINGS DALE SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S7 FOP=[YR=2002] W26 S10 E21 N5 E5 N5 $ S5 W5 S5 W32 S36 E14 N5 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 FGR=[YR=2002] S5 E19 N23 W19 S18 $ N18 E19 N30 $.

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	836.00	SF	5.20	5.20	100	2002	2002	3	80	3,478	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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