LOT 90
MEADOWFIELD #3 PB 6/321-323

ROBINSON JASON PHILLIP/ROBINSON EVELYN F
86675 RIVERWOOD DRIVE
YULEE, FL 32097

2025

38-2N-27-1332-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

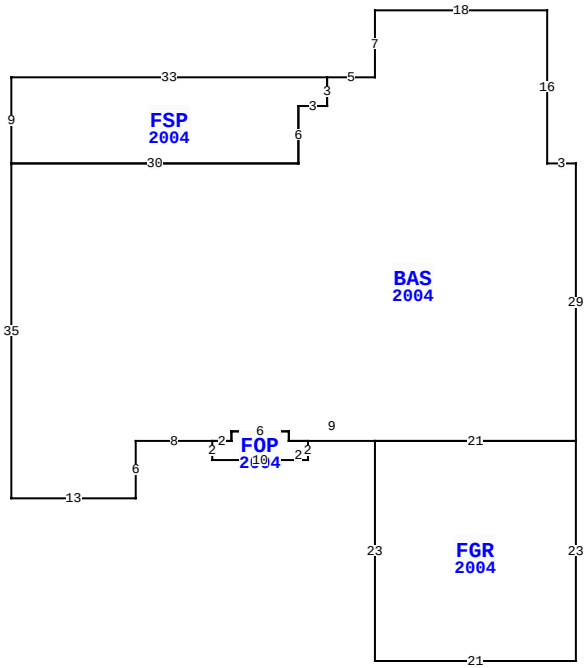
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,134	100	2004	2,134	242,280
FGR	483	55	2004	266	30,200
FOP	26	30	2004	8	909
FSP	279	40	2004	112	12,716
TOTALS	2,922			2,520	286,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,520	94.0032	124.08	312,682	2004	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2025 Heated Area: 2134 HX Base Yr 2025



86675 RIVERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,104
TOTAL MARKET OB/XF VALUE		6,632
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		357,736
SOH/AGL Deduction		128,033
ASSESSED VALUE		229,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,981
TOTAL JUST VALUE		357,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/986	7/01/2024	WD	Q	I	02	395,400
GRANTOR: BLACK JAMES K & DEBOR						
GRANTEE: ROBINSON JACON PHIL						
1493/1441	4/19/2007	WD	Q	I		242,000
GRANTOR: MCMUNN RICHARD W & DE						
GRANTEE: BLACK JAMES K & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W3 N16 W18 S7 W5 S3 W3 S6 W30 S35 E13 N6 E8 E2 N1 E6 S1 E9 E21 N29 $
FGR=[YR=2004;ORIG=-21,29] S23 E21 N23 W21 $
FSP=[YR=2004;ORIG=-26,-9] W33 S9 E30 N6 E3 N3 $
FOP=[YR=2004;ORIG=-38,29] S2 E10 N2 W2 N1 W6 S1 W2 $
.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	831.00	SF	5.20	5.20	100	2004	2004	3	83	3,587	

LAND DESCRIPTION

TOTAL OB/XF 6,632

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 05/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS