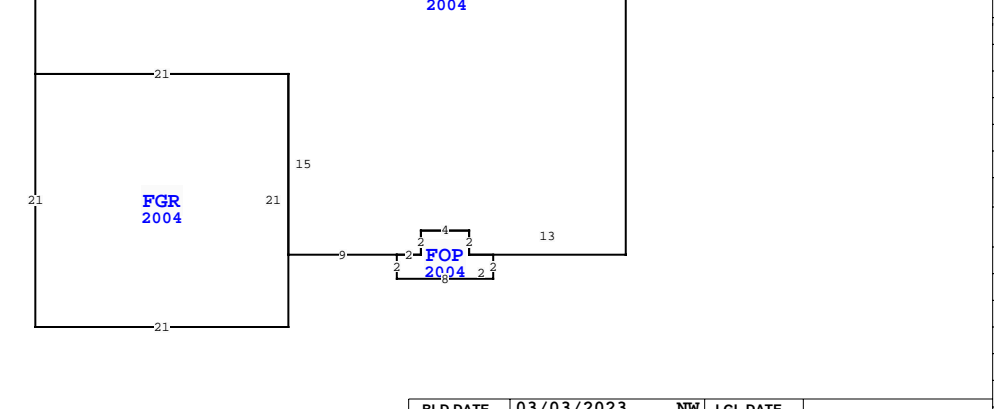




ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,926	96.1380	126.90	244,409	2004	2004	0	0	0	9.65	90.35



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
BAS	1,633	100
FGR	441	55
FOP	24	30
FOP	143	30
TOTALS	2,241	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	220,824			
TOTAL MARKET OB/XF VALUE	6,437			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	292,261			
SOH/AGL Deduction	2,306			
ASSESSED VALUE	289,955			
TOTAL EXEMPTION VALUE	13	289,955		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	292,261			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	281,783			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0018	4/30/2014	WD	U	I	11	100
GRANTOR: POSEY AMY E & JACOB						
GRANTEE: HAMM EUGENE H & PAM						
1915/1976	4/30/2014	WD	Q	I	01	166,000
GRANTOR: POSEY AMY E & JACOB						
GRANTEE: HAMM EUGENE H & PAM						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004
2	0811	CONCRETE B	0	100	0	786.00	SF	5.20	5.20	100	2004	2004

86725 RIVERWOOD DR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2004] W13 FOP=[YR=2004] W13 S11 E13 N11\$ S11 W36 S22												
FGR=[YR=2004] S21 E21 N21 W21\$ E21 S15 E9 FOP=[YR=2004] S2												
E8 N2 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N48\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								