LOT 2
MEADOWFIELD UNIT 1-A PB 6/148

**MOSS CHARLYN L & EDWARD**
8628 RIVERWOOD DR
YULEE, FL 32097

**2026**

**38-2N-27-1331-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 06 | Quality Level 06 |

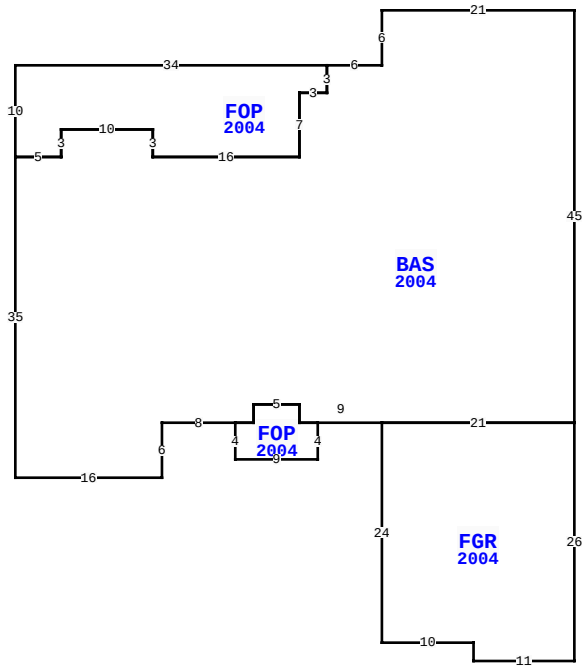
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4045.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,302 | 100 | 2004 | 2,302 | 276,207 |
| FGR | 526 | 55 | 2004 | 289 | 34,676 |
| FOP | 46 | 30 | 2004 | 14 | 1,680 |
| FOP | 289 | 30 | 2004 | 87 | 10,439 |
| TOTALS | 3,163 | | | 2,692 | 323,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,692 | 127.1808 | 133.54 | 359,490 | 2004 | 2004 | 0 | 0 | 0 | 10.15 | 89.85 |

1 SINGLE FAM 100% - 2021 Heated Area: 2302 HX Base Yr 2021




8628 RIVERWOOD DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 323,002 |
| TOTAL MARKET OB/XF VALUE | | 3,010 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 391,012 |
| SOH/AGL Deduction | | 87,376 |
| ASSESSED VALUE | | 303,636 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 252,225 |
| TOTAL JUST VALUE | | 391,012 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 393,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412539 | NEW CONSTR | 167,186 | 03/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2386/0229 | 7/31/2020 | WD | Q | I | 01 | 283,000 |
| GRANTOR: MIESCHKE RENE D | | | | | | |
| GRANTEE: MOSS CHARLYN L & ED | | | | | | |
| 1884/1755 | 10/11/2013 | WD | Q | I | 02 | 214,500 |
| GRANTOR: SMITH MICHAEL C & JAN | | | | | | |
| GRANTEE: MIESCHKE RENE D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W21 S6 W6 FOP=[YR=2004] W34 S10 E5 N3 E10 S3 E16 N7 E3 N3$ S3 W3 S7 W16 N3 W10 S3 W5 S35 E16 N6 E8
FOP=[YR=2004] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E9
FGR=[YR=2004] S24 E10 S2 E11 N26 W21 $ E21 N45$ .

## 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 | 86 | 3,010 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,010

| 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 | 0003 | 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS