LOT 4
IN OR 2136/154
MEADOWFIELD UNIT 1-A PB 6/148

PRESS BRANDON M & SHANNON M
8662 RIVERWOOD DRIVE
YULEE, FL 32097

**2026**

**38-2N-27-1331-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

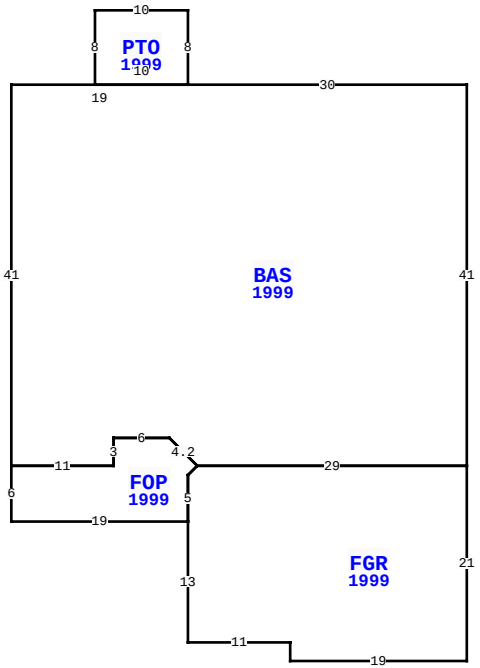
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,987 | 100 | 1999 | 1,987 | 254,834 |
| FGR | 608 | 55 | 1999 | 334 | 42,836 |
| FOP | 137 | 30 | 1999 | 41 | 5,258 |
| PTO | 80 | 5 | 1999 | 4 | 513 |
| TOTALS | 2,812 | | | 2,366 | 303,441 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,366 | 139.7480 | 146.74 | 347,187 | 1999 | 1999 | 0 | 0 | 0 | 12.60 | 87.40 |

1 SINGLE FAM 100% - 2026 Heated Area: 1987 HX Base Yr




8662 RIVERWOOD DR, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 303,441 |
| TOTAL MARKET OB/XF VALUE | | 2,902 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 371,343 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 371,343 |
| TOTAL EXEMPTION VALUE | 13 | 371,343 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 371,343 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 375,545 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0209917 | NEW CONSTR | 2,000 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2136/0154 | 7/17/2017 | WD | Q | I | 01 | 240,000 |
| GRANTOR: HOLTON BOBBY L JR | | | | | | |
| GRANTEE: PRESS BRANDON M & S | | | | | | |
| 2072/0770 | 9/12/2016 | QC | U | I | 11 | 100 |
| GRANTOR: HOLTON BOBBY L JR & M | | | | | | |
| GRANTEE: HOLTON BOBBY L JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W30 PTO=[YR=1999] N8 W10 S8 E10$ W19 S41 FOP=[YR=1999] S6 E19 FGR=[YR=1999] S13 E11 S2 E19 N21 W29 D1 L1 S5$ N5 U1 R1 U3 L3 W6 S3 W11$ E11 N3 E6 D3 R3 E29 N41$.

## 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 | 1999 | 1999 | 3 | 80 | 2,800 | |
| 6 | 1243 | WD DECK F | 0 | 100 | 8 | 8 | 64.00 | SF | 8.00 | 8.00 | 100 | 2000 | 2000 | 3 | 20 | 102 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,902

| 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 | 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