LOT 8
MEADOWFIELD UNIT 1-A PB 6/148

HAWORTH THOMAS H FAM TRUST/HAWORTH THOMAS H TRUSTE
86130 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1331-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	06	Quality Level 06

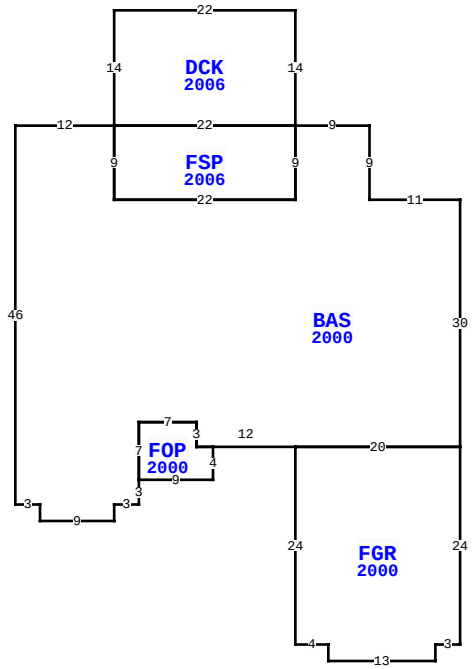
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	2000	1,911	223,829
DCK	308	10	2006	31	3,631
FGR	506	55	2000	278	32,562
FOP	57	30	2000	17	1,991
FSP	198	40	2006	79	9,253
TOTALS	2,980			2,316	271,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	126.9002	133.25	308,607	2000	2000	0	0	0	12.10	87.90

1 SINGLE FAM 100% - 2024 Heated Area: 1911 HX Base Yr 2024



86130 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		271,266
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,101
SOH/AGL Deduction		0
ASSESSED VALUE		339,101
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,690
TOTAL JUST VALUE		339,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996659	NEW CONSTR	107,028	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0481	3/07/2023	WD	Q	I	02	385,000
GRANTOR: PHILLIPS BEVERLY B						
GRANTEE: HAWORTH THOMAS H FA						
0935/0907	6/07/2000	QC	Q	I	01	100
GRANTOR: PHILLIPS CHARLES & BE						
GRANTEE: PHILLIPS CHARLES &						

BUILDING NOTES

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	2000	2000	3	81	2,835	

BUILDING DIMENSIONS

BAS=[YR=2000] W11 N9 W9 DCK=[YR=2006] N14 W22 S14 E22 $
FSP=[YR=2006] W22 S9 E22 N9$ S9 W22 N9 W12 S46 E3 S2 E9 N2 E3
N3 FOP=[YR=2000] E9 N4 W2 N3 W7 S7$ N7 E7 S3 E12
FGR=[YR=2000] S24 E4 S2 E13 N2 E3 N24 W20$ E20 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,835

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