

CLAYTON ROBERT H & BEVERLY J JOINT FAMILY TRUST/CL
86146 RIVERWOOD DRIVE
YULEE, FL 32097

38-2N-27-1331-0009-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 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

13

LVT/LAMNT 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 Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,074

100

2000

2,074

243,660

FGR

528

55

2000

290

34,070

FOP

58

30

2000

17

1,997

FOP

203

30

2000

61

7,167

TOTALS

2,863

2,442

286,893

EXTRA FEATURES

86146 RIVERWOOD DR, YULEE

L N

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

3

0911

SCRN RM A

0100

12

28

348.00

SF

18.00

18.00

100

2017

2017

3

70

4,385

LAND DESCRIPTION

TOTAL OB/XF

4,385

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

02/26/2025

BY

KWA

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,442

127.5764

133.96

327,130

2000

2000

0

0

12.30

87.70

1 SINGLE FAM

100% - 2025

Heated Area: 2074

HX Base Yr 2025

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

295,845

TOTAL MARKET OB/XF VALUE

4,385

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

365,230

SOH/AGL Deduction

140,863

ASSESSED VALUE

224,367

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

172,956

TOTAL JUST VALUE

365,230

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

374,730

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2739/1371

9/20/2024

WD Q

I

01

465,000

GRANTOR: ARMENTI ELIZABETH R

GRANTEE: CLAYTON ROBERT H &

0915/1047

1/14/2000

WD Q

I

152,200

GRANTOR: ATLANTIC BUILDERS INC

GRANTEE: ARMENTI DOMICK & EL

BUILDING NOTES

BAS=[YR=2000] W16 FOP=[YR=2000] W28 S8 E20 N3 E7 S3 E1 N8\$ S8 W1 N3 W7 S3 W20 N17 W15 S46 E8 S3 E10 FOP=[YR=2000] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=2000] S16 E22 N24 W22 S8\$ N8 E22 N32 \$.



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 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	378	100	2024	378	8,952
TOTALS	378			378	8,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	378	101.2000	39.47	14,920	2001	2001	0	0	0	40.00	60.00

2 GARAGE RES 100% - 2025

Heated Area: 378

HX Base Yr 2025

21182118

BAS
2024

BLD DATE

LGL DATE