LOT 12
MEADOWFIELD UNIT 1-A PB 6/148

HARDY LINTON JR & LORETTA A L/E/
86194 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

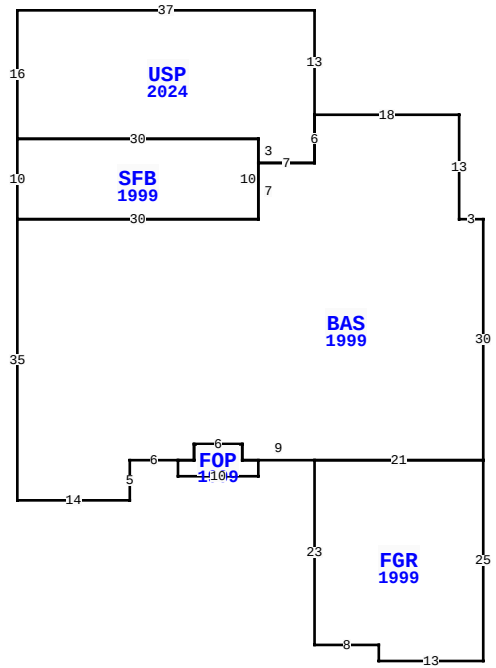
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,081	100	1999	2,081	211,662
FGR	509	55	1999	280	28,479
FOP	32	30	1999	10	1,018
SFB	300	80	1999	240	24,411
USP	613	30	2024	184	18,715
TOTALS	3,535			2,795	284,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,795	120.3360	126.35	353,148	1999	1999	0	0	0	19.50	80.50

1 SINGLE FAM 100% - 2020 Heated Area: 2321 HX Base Yr



86194 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		284,284
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,084
SOH/AGL Deduction		0
ASSESSED VALUE		352,084
TOTAL EXEMPTION VALUE	13	352,084
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		352,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016823	REMODEL	23,630	11/09/2022
22016826	ADDITION	20,209	11/09/2022
20011657	WINDOWS	15,805	11/24/2020
B25262	ADDITION	2,100	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/872	6/04/2024	LE	U	I	11	100
GRANTOR: HARDY LINTON JR & LOR						
GRANTEE: HARDY QUINCY T						
0903/0185	10/12/1999	WD	Q	I		159,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HARDY LINTON JR & L						

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	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W3 N13 W18 S6 W7 S7 W30 S35 E14 N5 E6 E2 N2 E6 S2 E9 E21 N30 $
FGR=[YR=1999;ORIG=-21,30] S23 E8 S2 E13 N25 W21 $
SFB=[YR=1999;ORIG=-58,-10] S10 E30 N10 W30 $
FOP=[YR=1999;ORIG=-38,30] S2 E10 N2 W2 N2 W6 S2 W2 $
USP=[YR=2024;ORIG=-58,-26] E37 S13 S6 W7 N3 W30 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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 12/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS