LOT 13
IN OR 2179/440
MEADOWFIELD UNIT 1-A PB 6/148

SHAW JOHN E JR
86218 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

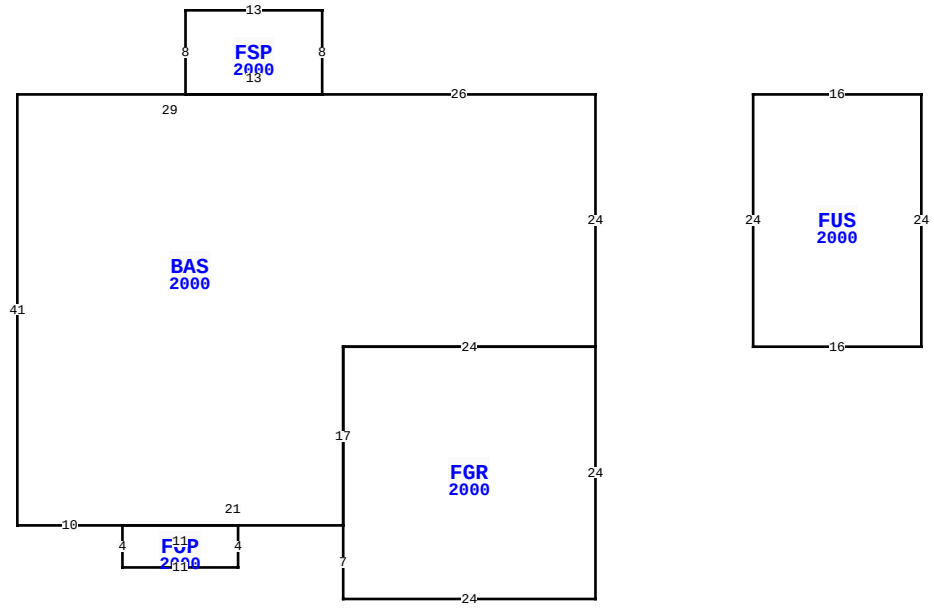
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,847	100	2000	1,847	210,034
FGR	576	55	2000	317	36,048
FOP	44	30	2000	13	1,478
FSP	104	40	2000	42	4,776
FUS	384	100	2000	384	43,667
TOTALS	2,955			2,603	296,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	123.2064	129.37	336,750	2000	2000	0	0	0	12.10	87.90

1 SINGLE FAM 100% - 2001 Heated Area: 2231 HX Base Yr 2001



86218 RIVERWOOD DR, YULEE

BLD DATE		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		296,003
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		361,003
SOH/AGL Deduction		171,334
ASSESSED VALUE		189,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,258
TOTAL JUST VALUE		361,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006933	NEW CONSTR	122,904	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2179/0440	2/08/2018	QC	U	I	11	100
GRANTOR: REESE LESHAWN RENE						
GRANTEE: SHAW JOHN E JR						
2091/0168	11/28/2016	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SHAW JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 FSP=[YR=2000] N8 W13 S8 E13$ W29 S41 E10 FOP=[YR=2000] S4 E11 N4 W11$ E21 FGR=[YR=2000] S7 E24 N24 W24 S17$ N17 E24 N24$ PTR= E15 FUS=[YR=2000] E16 S24 W16 N24$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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