LOT 52
IN OR 1280/974
MEADOWFIELD UNIT 1-A PB 6/148

DARST JEFFREY A & CAROL
86173 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0052-0000

BUILDING CHARACTERISTICS

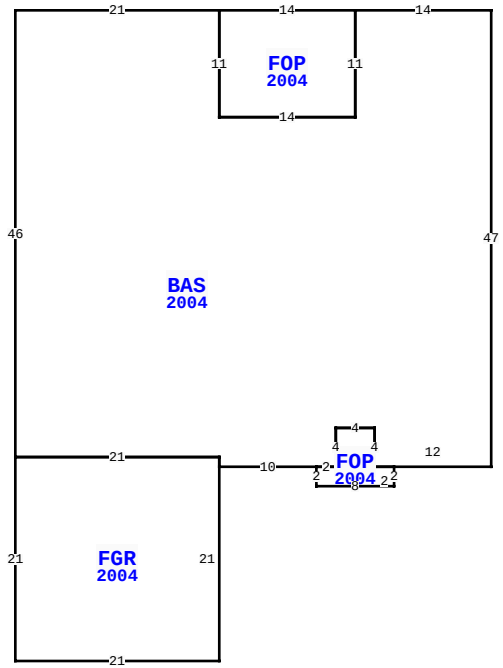
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,112	100	2004	2,112	240,278
FGR	441	55	2004	243	27,646
FOP	32	30	2004	10	1,138
FOP	154	30	2004	46	5,234
TOTALS	2,739			2,411	274,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,411	120.5890	126.62	305,281	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2005 Heated Area: 2112 HX Base Yr 2005



86173 RIVERWOOD DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,295
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		339,295
SOH/AGL Deduction		161,109
ASSESSED VALUE		178,186
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,775
TOTAL JUST VALUE		339,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413012	NEW CONSTR	1,777,900	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0974	12/13/2004	WD	Q	I		175,900
GRANTOR: MATTAMY (JACKSONVILLE						
GRANTEE: DARST JEFFREY A & C						
1152/1482	7/11/2003	WD	U	V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MATTAMY (JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] W14 S11 E14 N11$ S11 W14 N11 W21 S46 FGR=[YR=2004] S21 E21 N21 W21$ E21 S1 E10 FOP=[YR=2004] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N47$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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