LOT 57 IN OR 2057/550
MEADOWFIELD UNIT 1-A PB 6/148

WIMBERLY KATHLEEN MAE
86257 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1331-0057-0000

BUILDING CHARACTERISTICS

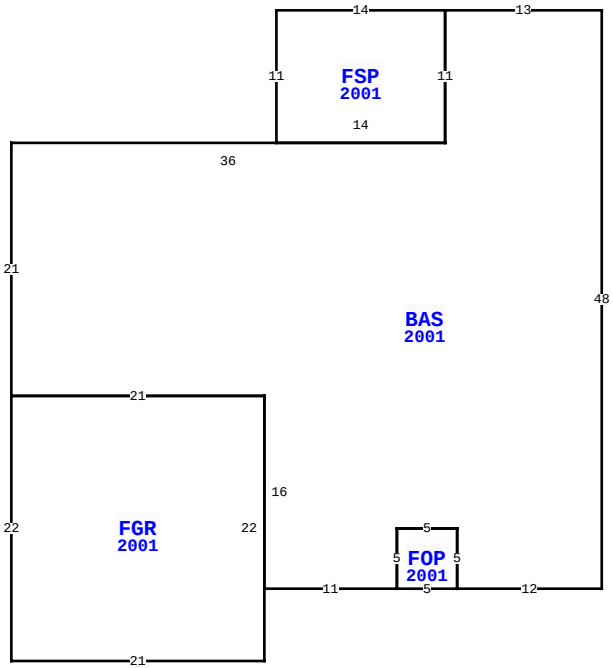
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,595	100	2001	1,595	187,030
FGR	462	55	2001	254	29,784
FOP	25	30	2001	8	938
FSP	154	40	2001	62	7,271
TOTALS	2,236			1,919	225,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	126.9002	133.25	255,707	2001	2001	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2017 Heated Area: 1595 HX Base Yr 2017



86257 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,022
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,927
SOH/AGL Deduction		109,337
ASSESSED VALUE		183,590
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		127,179
TOTAL JUST VALUE		292,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015272	H/AC	2,400	08/01/2001
B0108408	NEW CONSTR	128,191	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/0550	6/20/2016	WD	Q	I	01	192,900
GRANTOR: BOWMAN MICHAEL L &						
GRANTEE: WIMBERLY KATHLEEN M						
1024/0850	12/12/2001	WD	Q	I		128,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BOWMAN MICHAEL L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FSP=[YR=2001] W14 S11 E14 N11 $ S11 W36
S21 FGR=[YR=2001] S22 E21 N22 W21 $ E21 S16 E11
FOP=[YR=2001] E5 N5 W5 S5 $ N5 E5 S5 E12 N48 $.

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	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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