LOT 2
MEADOWFIELD UNIT 2A PB 6/271

KEETON GARY W & ANNA M
86406 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0002-0000

BUILDING CHARACTERISTICS

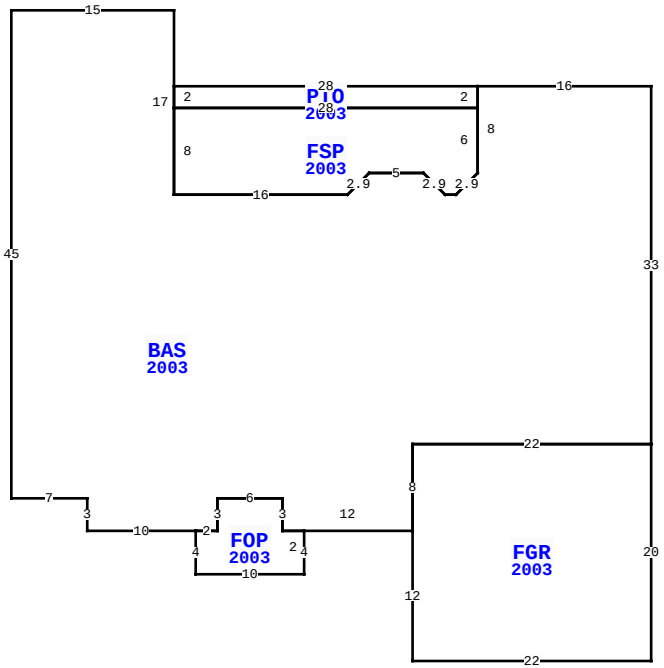
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,045	100	2003	2,045	239,301
FGR	440	55	2003	242	28,319
FOP	58	30	2003	17	1,989
FSP	208	40	2003	83	9,712
PTO	56	5	2003	3	351
TOTALS	2,807			2,390	279,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	124.9843	131.23	313,640	2003	2003	0	0	0	10.83	89.17

1 SINGLE FAM 100% - 2022 Heated Area: 2045 HX Base Yr 2022



86406 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		279,673
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		344,673
SOH/AGL Deduction		42,049
ASSESSED VALUE		302,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,213
TOTAL JUST VALUE		344,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1462	8/06/2021	WD	Q	I	01	339,000
GRANTOR: STANLEY CHARLES B & A						
GRANTEE: KEETON GARY W & ANN						
1467/0224	12/22/2006	WD	Q	I		258,500
GRANTOR: MORRISON LARRY D & TA						
GRANTEE: STANLEY CHARLES B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 PTO=[YR=2003] W28 S2 FSP=[YR=2003] S8 E16 U2 R2 E5 D2 R2 E1 U2 R2 N6 W28$ E28 N2$ S8 D2 L2 W1 U2 L2 W5 D2 L2 W16 N17 W15 S45 E7 S3 E10 FOP=[YR=2003] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 FGR=[YR=2003] S12 E22 N20 W22 S8$ N8 E22 N33 $.

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS