LOT 3
MEADOWFIELD UNIT 2A PB 6/271

MURRAY CHRISTINA MARIE
86426 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0003-0000

BUILDING CHARACTERISTICS

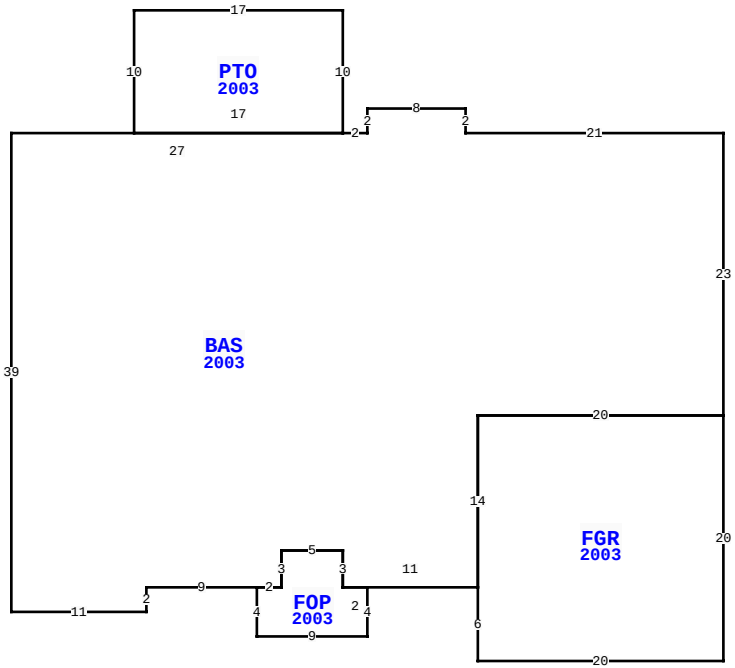
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889	100	2003	1,889	215,703
FGR	400	55	2003	220	25,122
FOP	51	30	2003	15	1,713
PTO	170	5	2003	8	913
TOTALS	2,510			2,132	243,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	121.7160	127.80	272,470	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 100% - 2026 Heated Area: 1889 HX Base Yr 2026



86426 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		243,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,452
SOH/AGL Deduction		0
ASSESSED VALUE		308,452
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,041
TOTAL JUST VALUE		308,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310688	NEW CONSTR	136,869	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2769/1450	2/24/2025	WD	Q	I	01	340,000
GRANTOR: TYLER CRYSTAL C						
GRANTEE: MURRAY CHRISTINA MA						
2768/1570	2/17/2025	FJ	U	I	11	0
GRANTOR: CLARK MARIE E EST						
GRANTEE: TYLER CRYSTAL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 N2 W8 S2 W2 PTO=[YR=2003] N10 W17 S10 E17$ W27 S39 E11 N2 E9 FOP=[YR=2003] S4 E9 N4 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E11 FGR=[YR=2003] S6 E20 N20 W20 S14 $ N14 E20 N23$.

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