LOT 8
IN OR 1344/1899
MEADOWFIELD UNIT 2A PB 6/271

CRUTCHFIELD MARC C & KIMBERLY I
86514 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

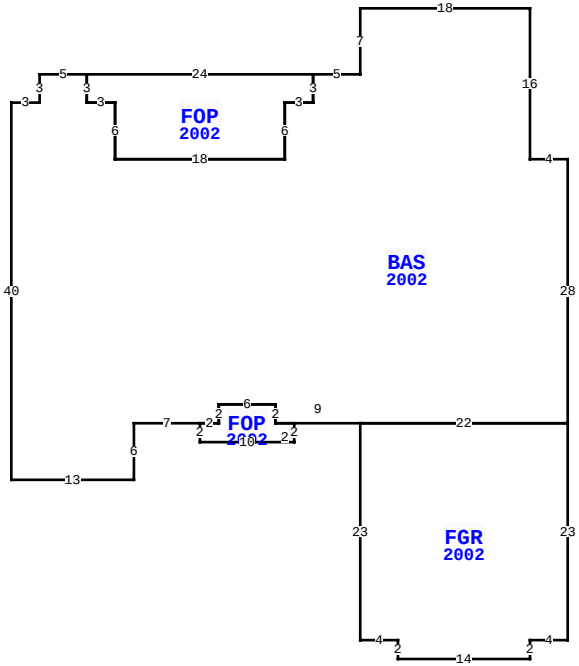
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,150	100	2002	2,150	241,364
FGR	534	55	2002	294	33,005
FOP	32	30	2002	10	1,123
FOP	180	30	2002	54	6,062
TOTALS	2,896			2,508	281,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,508	120.3360	126.35	316,886	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2006 Heated Area: 2150 HX Base Yr 2006



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

86514 RIVERWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,553
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,493
SOH/AGL Deduction		165,066
ASSESSED VALUE		184,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,016
TOTAL JUST VALUE		349,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633612	REPAIR/RRF	0	12/27/2016
B0209879	NEW CONSTR	156,952	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1899	8/25/2005	WD	Q	I		249,900
GRANTOR: BROPHY PATRICK M & JU						
GRANTEE: CRUTCHFIELD MARC C						
1101/1389	12/18/2002	WD	Q	I		173,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BROPHY PATRICK & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N16 W18 S7 W5 FOP=[YR=2002] W24 S3 E3 S6 E18 N6 E3 N3 $ S3 W3 S6 W18 N6 W3 N3 W5 S3 W3 S40 E13 N6 E7
FOP=[YR=2002] S2 E10 N2 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E9
FGR=[YR=2002] S23 E4 S2 E14 N2 E4 N23 W22 $ E22 N28 $.

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	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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