LOT 12
IN OR 1252/1164
MEADOWFIELD UNIT 2A PB 6/271

LAPUTKA CHRISTINA M
86578 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

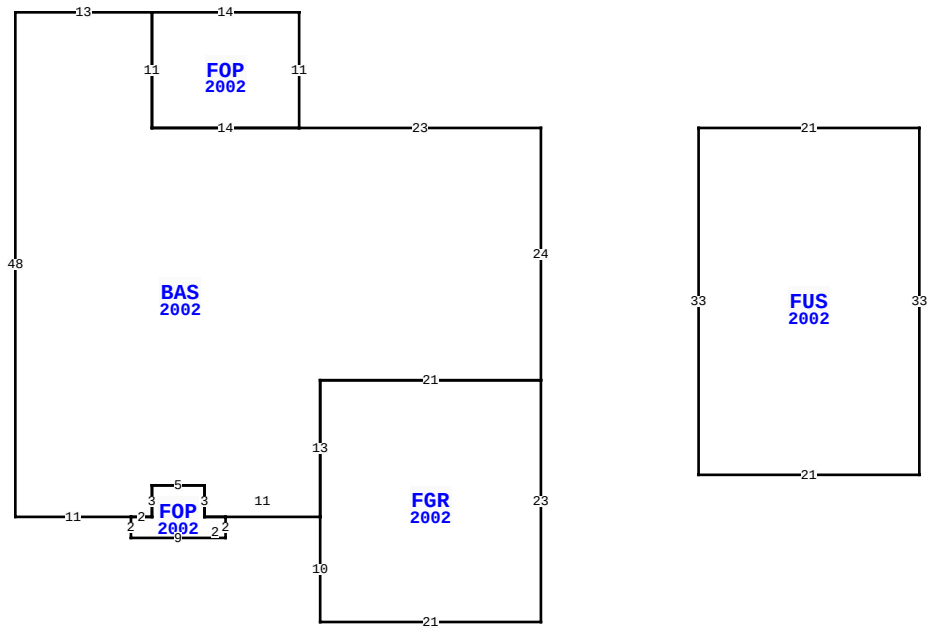
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,705	100	2002	1,705	196,678
FGR	483	55	2002	266	30,684
FOP	33	30	2002	10	1,153
FOP	154	30	2002	46	5,306
FUS	693	100	2002	693	79,940
TOTALS	3,068			2,720	313,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,720	123.6480	129.83	353,138	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2004 Heated Area: 2398 HX Base Yr 2004



86578 RIVERWOOD DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,763
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,703
SOH/AGL Deduction		180,880
ASSESSED VALUE		200,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,412
TOTAL JUST VALUE		381,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210026	NEW CONSTR	150,675	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1164	8/12/2004	QC	Q	I	01	100
GRANTOR: BRADSHAW CHRISTINA M						
GRANTEE: LAPUTKA CHRISTINA M						
1109/1865	1/28/2003	WD	Q	I		152,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BRADSHAW CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FOP=[YR=2002] N11 W14 S11 E14 $ W14 N11 W13 S48 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E11 FGR=[YR=2002] S10 E21 N23 W21 S13 $ N13 E21 N24 $ PTR= E15 FUS=[YR=2002] E21 S33 W21 N33 $ W15 $.

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