LOT 13
IN OR 2071/520
MEADOWFIELD UNIT 2A PB 6/271

KINSER BRYAN D & BRITTANY M
86592 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0013-0000

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

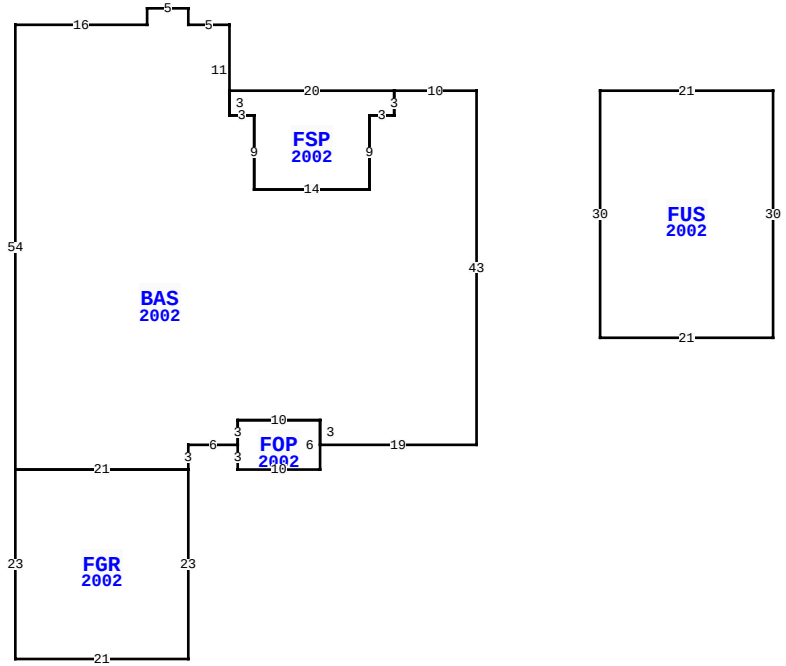
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2002	2,473	279,734
FGR	483	55	2002	266	30,088
FOP	60	30	2002	18	2,036
FSP	186	40	2002	74	8,371
FUS	630	100	2002	630	71,262
TOTALS	3,832			3,461	391,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,461	121.2468	127.31	440,620	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2017 Heated Area: 3103 HX Base Yr 2017



86592 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		391,491
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		503,991
SOH/AGL Deduction		215,721
ASSESSED VALUE		288,270
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,859
TOTAL JUST VALUE		503,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009690	SWIM POOL	42,241	11/26/2019
B0209749	NEW CONSTR	201,141	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0520	9/08/2016	SW	U	I	12	209,900
GRANTOR: COMPASS BANK						
GRANTEE: KINSER BRYAN D & BR						
2020/0924	12/28/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COMPASS BANK						

BUILDING NOTES

EXTRA FEATURES

L N	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
4	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2002] W10 FSP=[YR=2002] W20 S3 E3 S9 E14 N9 E3 N3 $ S3 W3 S9 W14 N9 W3 N11 W5 N2 W5 S2 W16 S54 FGR=[YR=2002] S23 E21 N23 W21 $ E21 N3 E6 FOP=[YR=2002] S3 E10 N6 W10 S3 $ N3 E10 S3 E19 N43 $ PTR= E15 FUS=[YR=2002] E21 S30 W21 N30 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 47,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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