LOT 14
MEADOWFIELD UNIT 2A PB 6/271

PINO ALEXIS LAZARO/PRESLAR ANGELA RENAE
86614 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

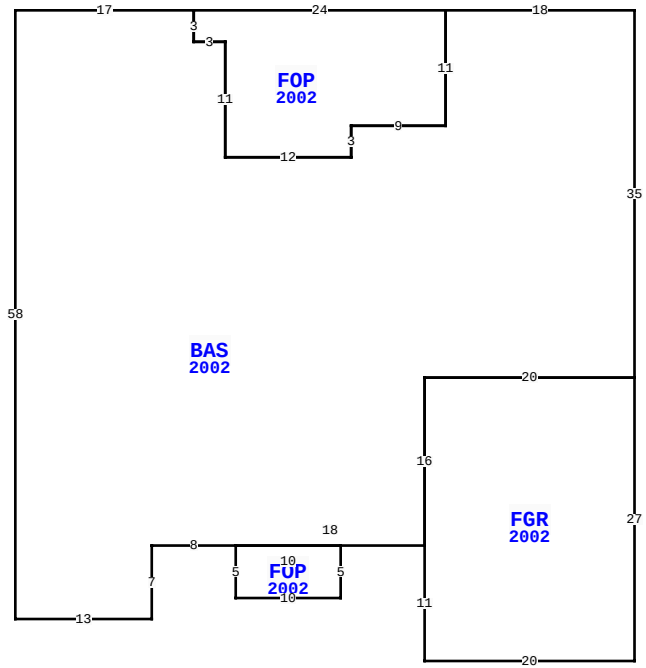
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2002	2,504	285,736
FGR	540	55	2002	297	33,891
FOP	50	30	2002	15	1,712
FOP	276	30	2002	83	9,471
TOTALS	3,370			2,899	330,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,899	122.8016	128.94	373,797	2002	2002	0	0	0	11.50	88.50

1 SINGLE FAM 100% - 2020 Heated Area: 2504 HX Base Yr



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

86614 RIVERWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		330,810
TOTAL MARKET OB/XF VALUE		57,418
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		453,228
SOH/AGL Deduction		167,794
ASSESSED VALUE		285,434
TOTAL EXEMPTION VALUE	13	285,434
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		453,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217691	H/AC	0	10/01/2012
B0310747	SWIM POOL	32,000	01/01/2003
B0209878	NEW CONSTR	184,206	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1417	6/26/2019	WD	Q	I	01	307,500
GRANTOR: BOWEN SUSAN & CINDY B						
GRANTEE: PINO ALEXIS LAZARO						
1963/0431	2/11/2015	SW	U	I	18	215,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: BOWEN SUSAN & CINDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FOP=[YR=2002] W24 S3 E3 S11 E12 N3 E9 N11 $ S11 W9 S3 W12 N11 W3 N3 W17 S58 E13 N7 E8 FOP=[YR=2002] S5 E10 N5 W10 $ E18 FGR=[YR=2002] S11 E20 N27 W20 S16 $ N16 E20 N35 $.

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
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	
3	0911	SCRN RM A	0	100	0	0	966.00	SF	18.00	18.00	100	2003	2003	3	20	3,478	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2003	2003	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 57,418

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