LOT 15
IN OR 2199/1522
MEADOWFIELD UNIT 2A PB 6/271

ANDERSON TYMOTHY F & TIA
86634 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

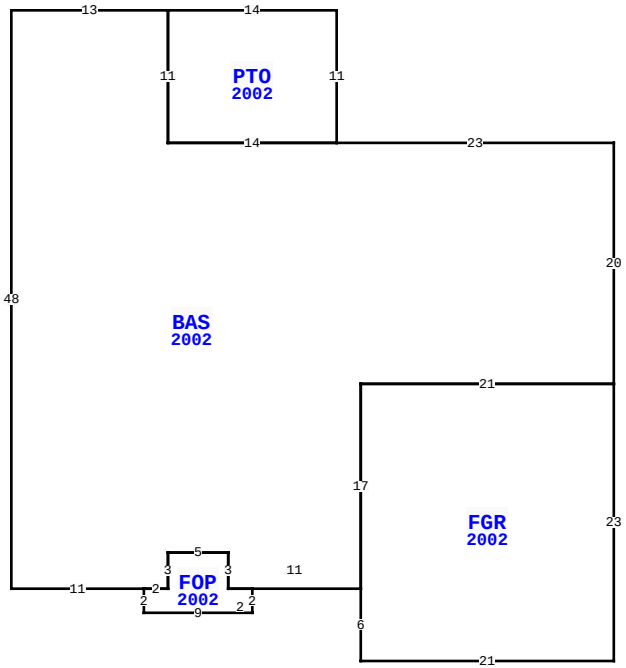
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,621	100	2002	1,621	195,314
FGR	483	55	2002	266	32,050
FOP	33	30	2002	10	1,205
PTO	154	5	2002	8	964
TOTALS	2,291			1,905	229,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,905	129.1542	135.61	258,337	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2019 Heated Area: 1621 HX Base Yr 2019



86634 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		229,532
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		294,532
SOH/AGL Deduction		98,024
ASSESSED VALUE		196,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,097
TOTAL JUST VALUE		294,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209880	NEW CONSTR	121,103	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/1522	5/29/2018	WD	Q	I	01	220,000
GRANTOR: COONER JOE LEMUEL JR						
GRANTEE: ANDERSON TYMOTHY F						
2050/0924	5/27/2016	WD	Q	I	01	174,900
GRANTOR: LOVE MICHAEL C						
GRANTEE: COONER JOE LEMUEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 PTO=[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] S6 E21 N23 W21 S17 $ N17 E21 N20 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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