LOT 17
MEADOWFIELD UNIT 2A PB 6/271

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2026

38-2N-27-1332-0017-0000

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	11	CLAY TILE 80
Interior Floo	14	CARPET 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

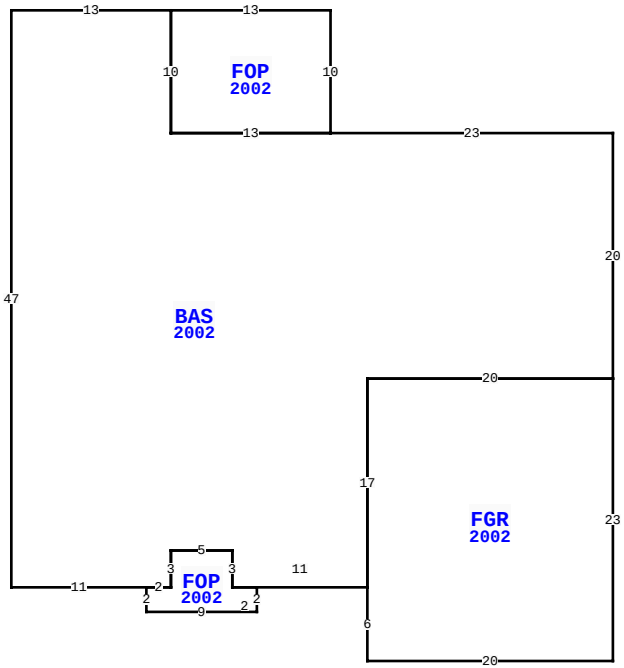
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	2002	1,588	203,555
FGR	460	55	2002	253	32,431
FOP	33	30	2002	10	1,281
FOP	130	30	2002	39	4,999
TOTALS	2,211			1,890	242,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	137.9448	144.84	273,748	2002	2002	0	0	0	11.50	88.50

1 SINGLE FAM 0% - 0 Heated Area: 1588 HX Base Yr



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

86656 RIVERWOOD DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,267
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	310,207
SOH/AGL Deduction	282
ASSESSED VALUE	309,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,925
TOTAL JUST VALUE	310,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209967	NEW CONSTR	132,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/1570	8/13/2021	WD	Q	I	01	333,285
GRANTOR: RAMIREZ MARY L						
GRANTEE: AH4R PROPERTIES TWO						
1107/1293	1/16/2003	WD	U	I	21	146,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RAMIREZ MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FOP=[YR=2002] N10 W13 S10 E13 $ W13 N10 W13 S47 E11 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E11 FGR=[YR=2002] S6 E20 N23 W20 S17 $ N17 E20 N20 $.

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	0	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	0	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS