

MAGGIORE DAMON MICHAEL/GRINSHTEYN ALLANA MICHELLE
86684 RIVERWOOD DRIVE
YULEE, FL 32097

38-2N-27-1332-0018-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4045.00

TOTALS2,7252,366285,523

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20860POOL/SPA0100001.00UT50,000.0050,000.0010020042004048542,500

LAND DESCRIPTIONTOTAL OB/XF42,500

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003RSF-10.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE03/13/2023BYNWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECON FNCT NORM % COND

0100012,366127.9145134.31317,777200420040010.1589.85

1 SINGLE FAM 100% - 2023 Heated Area: 2018 HX Base Yr 2023

FSP2004BAS2004FGR2004FOP2004

BLD DATE03/03/2023 NW LGL DATE04/14/2026 MLU

X F DATEINC DATELAND DATEAG DATE

86684 RIVERWOOD DR, YULEE

BUILDING MARKET VALUE285,523

TOTAL MARKET OB/XF VALUE42,500

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE393,023

SOH/AGL Deduction57,712

ASSESSED VALUE335,311

TOTAL EXEMPTION VALUEHX HB VX56,411

BASE TAXABLE VALUE278,900

TOTAL JUST VALUE393,023

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE362,807

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I V / RSNCDSALE PRICE

2571/15496/17/2022WDQ Q I 01492,500

GRANTOR: WALCZAK KENNETH P & A

GRANTEE: MAGGIORE DAMON M &

2064/04237/25/2016WDQ Q I 01234,000

GRANTOR: TENARO KIM I & GUY F

GRANTEE: WALCZAK KENNETH P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 S7 FSP=[YR=2004] W25 S10 E17 N3 E3 N3 E5 N4\$ S4 W5 S3 S3 W28 S37 E12 N5 E9 FOP=[YR=2004] S4 E9 N4 W9\$ E18 FGR=[YR=2004] S5 E20 N23 W20 S18\$ N18 E20 N31\$.