LOT 19
IN OR 2122/1295
MEADOWFIELD #3 PB 6/321-323

FOSTER ALFRED B & PATRICIA M
86700 RIVERWOOD DR
YULEE, FL 32097

**2026**

**38-2N-27-1332-0019-0000**

## BUILDING CHARACTERISTICS

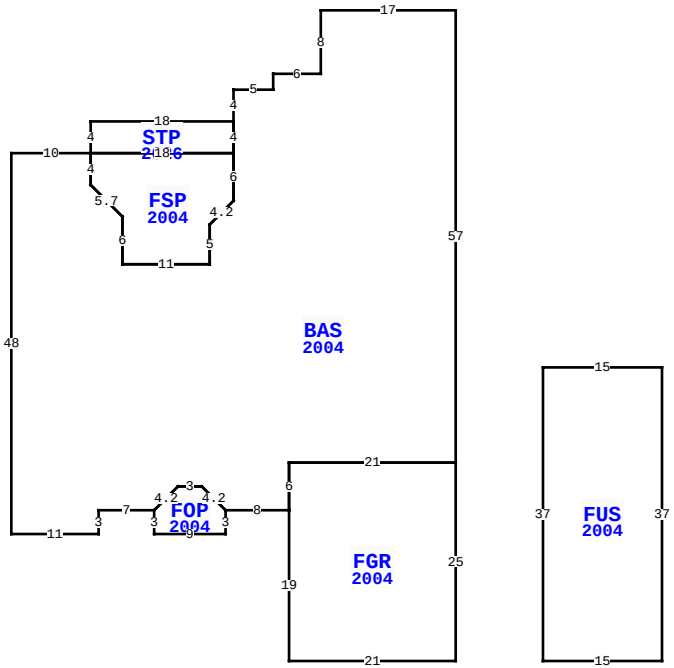
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,615 | 100 | 2004 | 2,615 | 282,068 |
| FGR | 525 | 55 | 2004 | 289 | 31,173 |
| FOP | 45 | 30 | 2004 | 14 | 1,510 |
| FSP | 201 | 40 | 2004 | 80 | 8,630 |
| FUS | 555 | 100 | 2004 | 555 | 59,866 |
| STP | 72 | 10 | 2026 | 7 | 755 |
| TOTALS | 4,013 | | | 3,560 | 384,001 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,560 | 114.7815 | 120.52 | 429,051 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SINGLE FAM 100% - 2018 Heated Area: 3170 HX Base Yr 2018




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 04/14/2026 MLU |
| AG DATE | |

86700 RIVERWOOD DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 384,001 |
| TOTAL MARKET OB/XF VALUE | | 43,010 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 492,011 |
| SOH/AGL Deduction | | 180,217 |
| ASSESSED VALUE | | 311,794 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 260,383 |
| TOTAL JUST VALUE | | 492,011 |
| NCON VALUE | | 40,756 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 446,275 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP250002336 | INGROUND FIBERGLA | 50,364 | 03/06/2025 |
| 19004436 | REPAIR/RRF | 0 | 05/24/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2122/1295 | 5/25/2017 | TD | Q | I | 01 | 266,000 |
| GRANTOR: FLA TRUST SERVICES LL | | | | | | |
| GRANTEE: FOSTER ALFRED B & P | | | | | | |
| 2035/0355 | 3/21/2016 | CT | U | I | 18 | 160,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLORIDA LAND TRUST | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 86 | 3,010 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 40,000.00 | 40,000.00 | 100 | 2026 | 2025 | 03 | 100 | 40,000 | |

## BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W17 S8 W6 S2 W5 S4 S4 S6 D3L3 S5 W11 N6 U4L4 N4 W10 S48 E11 N3 E7 U3R3 E3 D3R3 E8 N6 E21 N57 $
FUS=[YR=2004;ORIG=11,82] N37 E15 S37 W15 $
FGR=[YR=2004;ORIG=-21,63] S19 E21 N25 W21 S6 $
FSP=[YR=2004;ORIG=-28,18] W18 S4 D4R4 S6 E11 N5 U3R3 N6 $
FOP=[YR=2004;ORIG=-38,63] S3 E9 N3 U3L3 W3 D3L3 $
PTR=[ORIG=0,0] N15 S15 $
STP=[YR=2026;ORIG=-28,18] W18 N4 E18 S4 $
.

## LAND DESCRIPTION

TOTAL OB/XF 43,010

| 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 | 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