LOT 20
MEADOWFIELD #3 PB 6/321-323

RAILEANU GEORGE R & CHRISTINA MARIE
86718 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

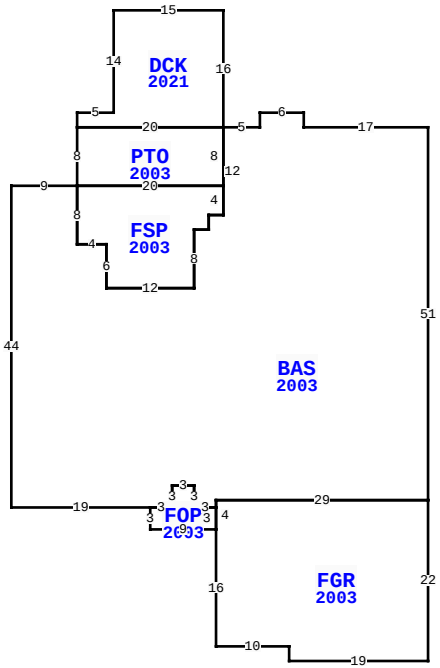
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,486	100	2003	2,486	284,652
DCK	250	10	2021	25	2,863
FGR	618	55	2003	340	38,931
FOP	36	30	2003	11	1,260
FSP	220	40	2003	88	10,076
PTO	160	5	2003	8	916
TOTALS	3,770			2,958	338,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,958	122.0449	128.15	379,068	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 0% - 2023 Heated Area: 2486 HX Base Yr



86718 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	338,697
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	403,697
SOH/AGL Deduction	0
ASSESSED VALUE	403,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,697
TOTAL JUST VALUE	403,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014457	ADDITION	7,604	10/20/2021
B24655	XFOB	5,795	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/0328	4/22/2022	WD	Q	I	01	455,000
GRANTOR: GILLEN LIAM G & SANDR						
GRANTEE: RAILEANU GEORGE ROB						
2288/0515	7/08/2019	WD	Q	I	02	279,000
GRANTOR: KENDALL WALLACE A & J						
GRANTEE: GILLEN LIAM G & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 N2 W6 S2 W5 DCK=[YR=2021] N16 W15 S14 W5 S2 E20$ PTO=[YR=2003] W20 S8 FSP=[YR=2003] S8 E4 S6 E12 N8 E2 N2 E2 N4 W20$ E20 N8$ S12 W2 S2 W2 S8 W12 N6 W4 N8 W9 S44 E19 FOP=[YR=2003] S3 E9 FGR=[YR=2003] S16 E10 S2 E19 N22 W29 S4$ N3 W3 N3 W3 S3 W3$ E3 N3 E3 S3 E3 N1 E29 N51$.

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