LOT 21
MEADOWFIELD #3 PB 6/321-323

JONES LAURI A
86734 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

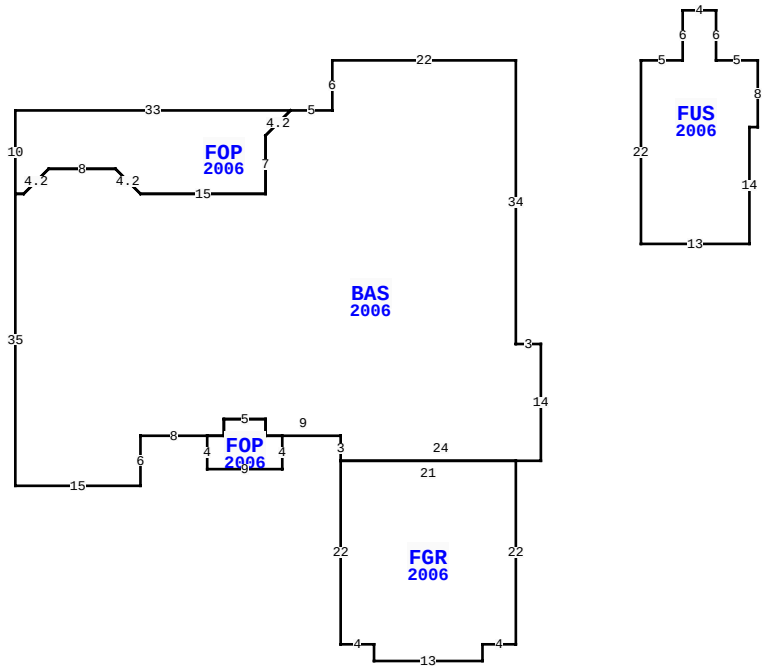
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100	2006	2,386	267,826
FGR	488	55	2006	268	30,083
FOP	46	30	2006	14	1,571
FOP	272	30	2006	82	9,204
FUS	318	100	2006	318	35,696
TOTALS	3,510			3,068	344,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,068	119.5540	125.53	385,126	2006	2006	0	0	0	10.58	89.42

1 SINGLE FAM 100% - 2026 Heated Area: 2704 HX Base Yr 2026



86734 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		344,380
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		411,140
SOH/AGL Deduction		0
ASSESSED VALUE		411,140
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,729
TOTAL JUST VALUE		411,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16232	ELEC OTHER	2,000	11/01/2005
M10665	MECH OTHER	0	11/01/2005
P10117	OTHER	0	10/01/2005
C15820	CO ISSUED	193,376	08/01/2005
R08068	REPAIR/RRF	1,500	08/01/2005
B15820	NEW CONSTR	193,376	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1259	6/16/2025	WD	Q	I	02	460,000
GRANTOR: COBB ERIC W & CECILIA						
GRANTEE: JONES LAURI A						
2062/1020	7/28/2016	WD	Q	I	01	270,000
GRANTOR: DAIGLE DAVID A & ERIK						
GRANTEE: COBB ERIC W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S6 W5 FOP=[YR=2006] W33 S10 E1 R3 U3 E8 D3 R3 E15 N7 R3 U3 $ D3 L3 S7 W15 L3 U3 W8 D3 L3 W1 S35 E15 N6 E8 FOP=[YR=2006] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E9 S3 FGR=[YR=2006] S22 E4 S2 E13 N2 E4 N22 W21$ E24 N14 W3 N34$ PTR=E15 FUS=[YR=2006] E5 N6 E4 S6 E5 S8 W1 S14 W13 N22$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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