LOT 25
IN OR 1314/293
MEADOWFIELD #3 PB 6/321-323

SMITH RYAN T
86804 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	08	SHT VINYL 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

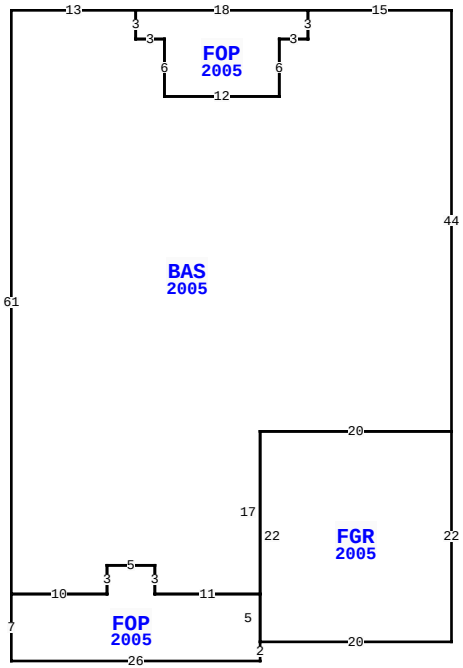
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2005	2,325	267,556
FGR	440	55	2005	242	27,848
FOP	126	30	2005	38	4,373
FOP	197	30	2005	59	6,790
TOTALS	3,088			2,664	306,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,664	121.4400	127.51	339,687	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2006 Heated Area: 2325 HX Base Yr 2006



86804 RIVERWOOD DR, YULEE

BLD DATE		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		306,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		371,568
SOH/AGL Deduction		172,766
ASSESSED VALUE		198,802
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,391
TOTAL JUST VALUE		371,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13289	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0293	5/03/2005	WD	Q	I		229,700
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: SMITH RYAN T						
1217/0139	3/22/2004	WD	U	V	19	494,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: WATSON HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] W18 S3 E3 S6 E12 N6 E3 N3$ S3 W3 S6 W12 N6 W3 N3 W13 S61 FOP=[YR=2005] S7 E26 N2
FGR=[YR=2005] E20 N22 W20 S22 $ N5 W11 N3 W5 S3 W10$ E10 N3 E5 S3 E11 N17 E20 N44$.

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	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