LOT 28
IN OR 1710/173
MEADOWFIELD #3 PB 6/321-323

MONAGHAN IAN P
86852 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

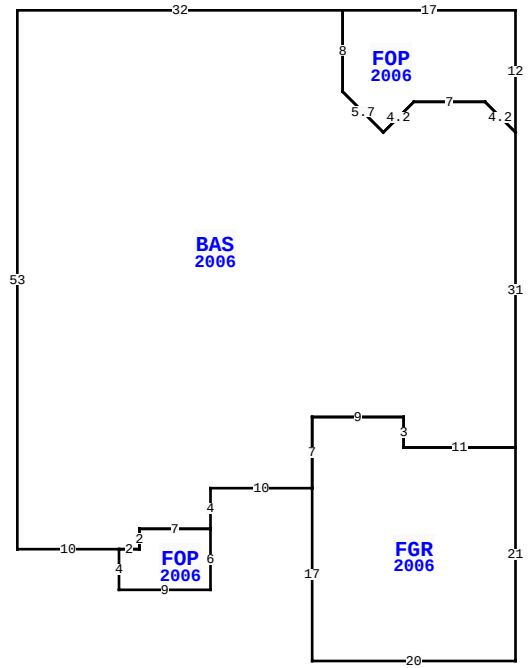
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,130	100	2006	2,130	247,491
FGR	447	55	2006	246	28,584
FOP	50	30	2006	15	1,743
FOP	166	30	2006	50	5,810
TOTALS	2,793			2,441	283,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,441	122.2795	128.39	313,400	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2011 Heated Area: 2130 HX Base Yr 2011



86852 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		283,627
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		348,627
SOH/AGL Deduction		165,510
ASSESSED VALUE		183,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,706
TOTAL JUST VALUE		348,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226495	REPAIR/RRF	1,500	10/01/2012
E16743	ELEC OTHER	2,000	02/01/2006
M11135	TANKS/BLRS	0	02/01/2006
C16811	CO ISSUED	214,940	12/01/2005
R08710	REPAIR/RRF	4,550	12/01/2005
B16811	NEW CONSTR	214,940	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1710/0173	4/23/2010	WD	U	I	11	100
GRANTOR: FIRE ROCK LLC						
GRANTEE: MONAGHAN IAN P						
1677/1072	4/23/2010	WD	U	I	11	160,000
GRANTOR: KHAN NAZIR & BHANUMAT						
GRANTEE: FIRE ROCK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W17 BAS=[YR=2006] W32 S53 E10 FOP=[YR=2006] S4 E9 N6 W7 S2 W2$ E2 N2 E7 N4 E10 FGR=[YR=2006] S17 E20 N21 W11 N3 W9 S7$ N7 E9 S3 E11 N31 L3 U3 W7 L3 D3 U4 L4 N8$ S8 R4 D4 U3 R3 E7 D3 R3 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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