LOT 30
IN OR 1804/21
MEADOWFIELD #3 PB 6/321-323

PERKINS LVG TRUST/PERKINS JACK W TRUSTEE
86880 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

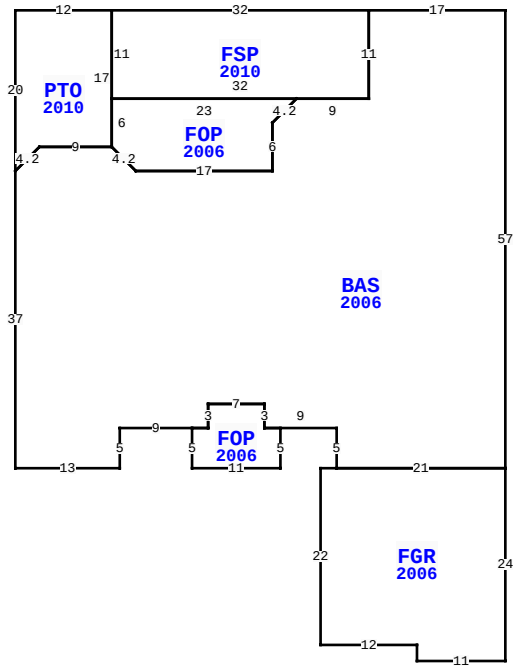
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,581	100	2006	2,581	298,142
FGR	528	55	2006	290	33,499
FOP	76	30	2006	23	2,657
FOP	180	30	2006	54	6,238
FSP	352	40	2010	141	16,287
PTO	209	5	2010	10	1,155
TOTALS	3,926			3,099	357,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,099	121.5642	127.64	395,556	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2010 Heated Area: 2581 HX Base Yr 2010



86880 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		357,978
TOTAL MARKET OB/XF VALUE		4,347
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		427,325
SOH/AGL Deduction		201,684
ASSESSED VALUE		225,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,230
TOTAL JUST VALUE		427,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24491	XFOB	2,632	03/01/2011
B23694	XFOB	8,995	06/01/2010
B23726	ADDITION	4,496	06/01/2010
B15940	NEW CONSTR	242,736	02/27/2006
E16638	ELEC OTHER	0	01/01/2006
E16050	ELEC OTHER	2,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/0021	11/21/2011	WD	U	I	30	100
GRANTOR: PERKINS JACK W & MARI						
GRANTEE: PERKINS JACK W & MA						
1616/1965	4/22/2009	WD	U	I	12	220,000
GRANTOR: FAVER C DAVID & KIMBE						
GRANTEE: PERKINS JACK W & MA						

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0911	SCRN RM A	0	100	11	16	176.00	SF	18.00	18.00	100	2011	2011	3	40	1,267	

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2010] W32 PTO=[YR=2010] W12 S20 U3 R3 E9 FOP=[YR=2006] D3 R3 E17 N6 U3 R3 W23 S6$ N17$ S11 E32 N11$ S11 W9 D3 L3 S6 W17 U3 L3 W9 D3 L3 S37 E13 N5 E9 FOP=[YR=2006] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E9 S5 FGR=[YR=2006] W2 S22 E12 S2 E11 N24 W21$ E21 N57$.

LAND DESCRIPTION

TOTAL OB/XF 4,347

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