

LOT 31
IN OR 1433/1463
MEADOWFIELD #3 PB 6/321-323

BEARD STANFORD M & NANCY D
86894 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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	2,343	100	2006	2,343	272,008
FGR	496	55	2006	273	31,694
FOP	48	30	2006	14	1,626
FOP	272	30	2006	82	9,520
TOTALS	3,159			2,712	314,847

EXTRA FEATURES	
L	OB/XF
N	CODE
DESCRIPTION	BLD CAP L W
1 0500	FP-PRE FAB 0 100 0 0

L	OB/XF	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	

LAND DESCRIPTION	
L	OB/XF
N	CODE
CLS	RES
1 000100	C

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,712	123.6480	129.83	352,099	2006	2006	0	0	10.58	89.42
1 SINGLE FAM 100% - 2025 Heated Area: 2343 HX Base Yr											
86894 RIVERWOOD DR, YULEE											
BLD DATE 03/03/2023 NW LGL DATE 04/14/2026 MLU											
XF DATE INC DATE											

TOTAL OB/XF											
3,080											

TOTAL OB/XF											
3,080											

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,847	
TOTAL MARKET OB/XF VALUE		3,080	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		382,927	
SOH/AGL Deduction		0	
ASSESSED VALUE		382,927	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		382,927	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		384,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15556	NEW CONSTR	175,000	02/27/2006
M10412	MECH OTHER	0	10/01/2005
E15870	ELEC OTHER	2,000	09/01/2005
P09912	OTHER	0	08/01/2005
R07869	REPAIR/RRF	1,500	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1433/1463	8/01/2006	WD	Q	I	
GRANTOR: WATSON HOME BUILDERS					SALE PRICE
GRANTEE: BEARD STANFORD M &					291,800
1242/0974	7/01/2004	WD	U	V	19
GRANTOR: MEADOWFIELD JOINT VEN					532,000
GRANTEE: WATSON HOME BUILDER					

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 E14 N6 E7 FOP=[YR=2006] S4 E10 N4 W3 N2 W4 S2 W3\$ E3 N2 E4 S2 E10 S3 FGR=[YR=2006] S22 E10 S1 E12 N23 W22 \$ E22 N48\$.	