LOT 77
IN OR 1084/1
MEADOWFIELD UNIT 2A PB 6/271

WILSON EDWIN L III & CHRISTINE G
86451 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0077-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

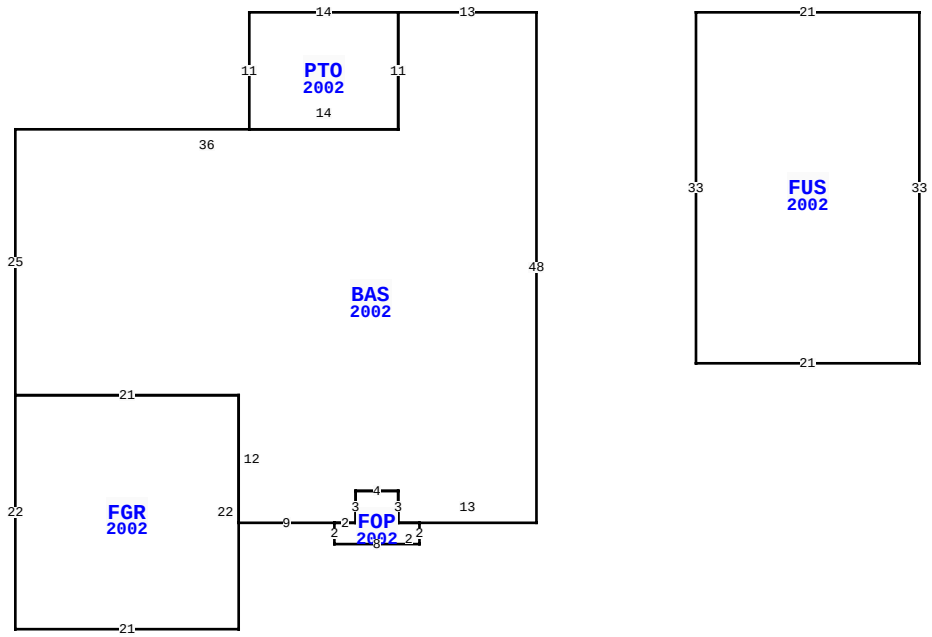
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2002	1,692	201,974
FGR	462	55	2002	254	30,320
FOP	28	30	2002	8	955
FUS	693	100	2002	693	82,724
PTO	154	5	2002	8	955
TOTALS	3,029			2,655	316,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,655	127.9536	134.35	356,699	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2003 Heated Area: 2385 HX Base Yr 2003



86451 RIVERWOOD DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,927
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,927
SOH/AGL Deduction		182,278
ASSESSED VALUE		199,649
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,238
TOTAL JUST VALUE		381,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209634	NEW CONSTR	149,285	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/0001	10/01/2002	WD	Q	I		143,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WILSON EDWIN III &						
1051/0044	4/19/2002	WD	U	V	19	89,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] W14 S11 E14 N11 $ S11 W36 S25 FGR=[YR=2002] S22 E21 N22 W21 $ E21 S12 E9 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E13 N48 $ PTR= E15 FUS=[YR=2002] E21 S33 W21 N33 $ 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

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