

ROPER LESLIE ANNE
86395 RIVERWOOD DR
YULEE, FL 32097

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		HARDIE BRD 70		0100		01		2,932		117.3966		123.27		361,428		2002		2002		0		0		11.33		88.67		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 30		1		SINGLE FAM		100%		- 2025		Heated Area: 2591		HX Base Yr 2025														Tax Group: 4					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					320,478				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					0				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					65,000				
Interior Floo		14		CARPET 80																										TOTAL MARKET VALUE					385,478				
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction					88,716				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					296,762				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Bedrooms				3 100																										BASE TAXABLE VALUE					245,351				
Bathrooms				2 100																										TOTAL JUST VALUE					385,478				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Units				0 100																										PREVIOUS YEAR MKT VALUE					389,700				
Occupancy		00		NONE 100																																			
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4045.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,591		100		2002		2,591		283,206																													
FGR		462		55		2002		254		27,763																													
FOP		56		30		2002		17		1,859																													
FOP		232		30		2002		70		7,651																													
TOTALS		3,341						2,932		320,478																													
EXTRA FEATURES																																							