LOT 81
IN OR 1101/1354
MEADOWFIELD UNIT 2A PB 6/271

MOISAN KEVIN S
86501 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0081-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

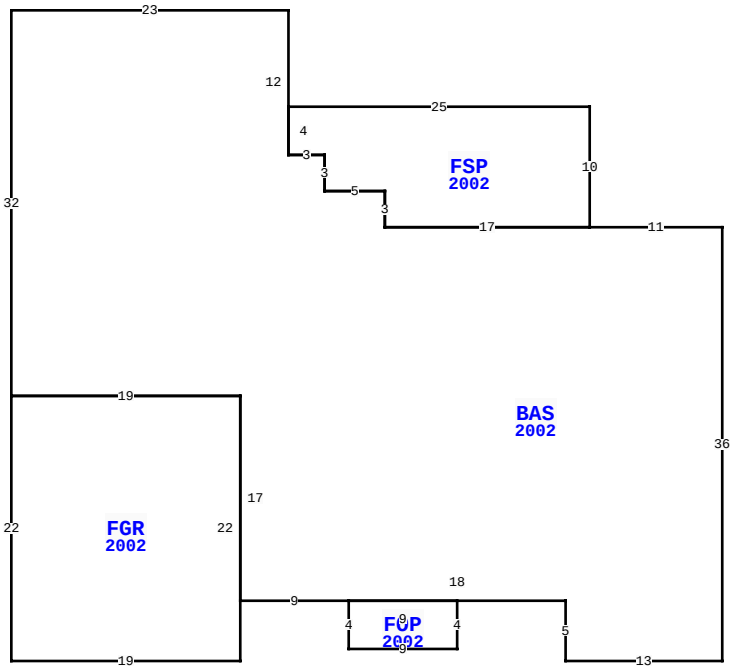
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2002	2,018	239,544
FGR	418	55	2002	230	27,302
FOP	36	30	2002	11	1,306
FSP	217	40	2002	87	10,327
TOTALS	2,689			2,346	278,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,346	127.2383	133.60	313,426	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2025 Heated Area: 2018 HX Base Yr



86501 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		278,479
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,419
SOH/AGL Deduction		0
ASSESSED VALUE		346,419
TOTAL EXEMPTION VALUE	13	346,419
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209950	NEW CONSTR	147,839	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1354	12/18/2002	WD	Q	I		150,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MOISAN KEVIN S						
1063/0420	6/17/2002	WD	U	V	19	30,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FSP=[YR=2002] N10 W25 S4 E3 S3 E5 S3 E17 $ W17 N3 W5 N3 W3 N12 W23 S32 FGR=[YR=2002] S22 E19 N22 W19 $ E19 S17 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 S5 E13 N36 $.

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	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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