LOT 85
MEADOWFIELD UNIT 2A PB 6/271

WRONKA THOMAS JOSEPH & CHANGGUANG SHI (M/C)
86587 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0085-0000

BUILDING CHARACTERISTICS

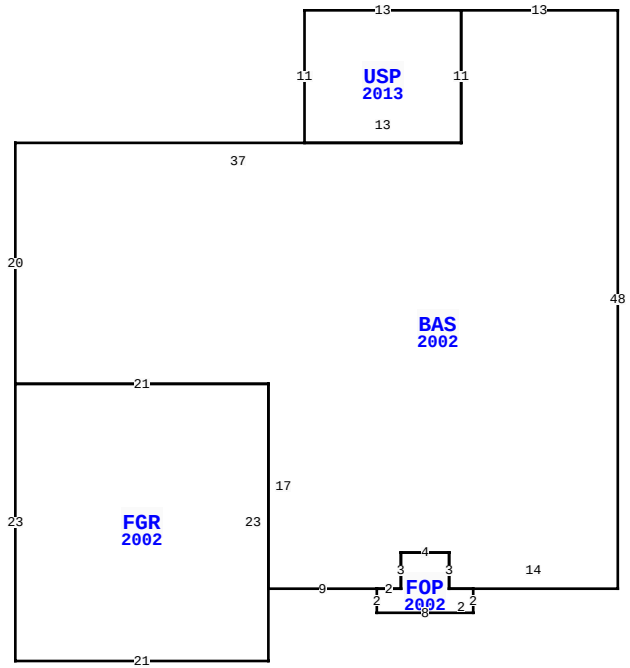
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,624	100	2002	1,624	188,504
FGR	483	55	2002	266	30,876
FOP	28	30	2002	8	929
USP	143	30	2013	43	4,991
TOTALS	2,278			1,941	225,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,941	125.0970	131.35	254,950	2002	2002	0	0	0	11.63	88.37

1 SINGLE FAM 100% - 2024 Heated Area: 1624 HX Base Yr 2024



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

86587 RIVERWOOD DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,299
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		293,239
SOH/AGL Deduction		92,441
ASSESSED VALUE		200,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,387
TOTAL JUST VALUE		293,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226639	ADDITION	3,068	11/01/2012
B0209659	NEW CONSTR	121,103	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0499	4/06/2023	WD	Q	I	01	365,000
GRANTOR: MILLER MICHAEL B JR &						
GRANTEE: WRONKA THOMAS JOSEP						
1086/0428	10/09/2002	WD	Q	I		129,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MILLER MICHAEL B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 USP=[YR=2013] W13 S11 E13 N11 $ S11 W37 S20 FGR=[YR=2002] S23 E21 N23 W21 $ E21 S17 E9 FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E14 N48 $.

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	000134	C	RES POND	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