LOT 87
MEADOWFIELD UNIT 2A PB 6/271

SALDANA ANDREA
86623 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

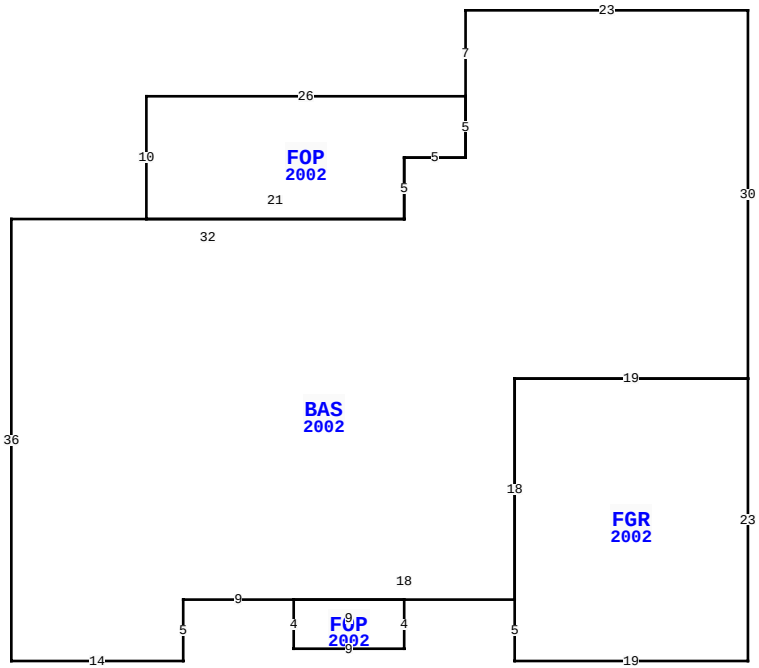
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,004	100	2002	2,004	238,096
FGR	437	55	2002	240	28,515
FOP	36	30	2002	11	1,307
FOP	235	30	2002	70	8,316
TOTALS	2,712			2,325	276,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	127.3510	133.72	310,899	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 0% - 2026 Heated Area: 2004 HX Base Yr



86623 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	276,234
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	341,234
SOH/AGL Deduction	0
ASSESSED VALUE	341,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,234
TOTAL JUST VALUE	341,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209949	NEW CONSTR	147,839	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2844/116	1/26/2026	WD	Q	I	01	390,000
GRANTOR: JAX FREEDOM HOME BUYE						
GRANTEE: SALDANA ANDREA						
2800/1533	7/14/2025	WD	U	I	11	100
GRANTOR: JENNINGS DALE E SR &						
GRANTEE: JAX FREEDOM HOME BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S7 FOP=[YR=2002] W26 S10 E21 N5 E5 N5 $ S5 W5 S5 W32 S36 E14 N5 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 FGR=[YR=2002] S5 E19 N23 W19 S18 $ N18 E19 N30 $.

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	000134	C	RES POND	0	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