LOT 91
IN OR 1610/110
MEADOWFIELD #3 PB 6/321-323

WOODARD CHRISTOPHER & CAROLYN
86691 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0091-0000

BUILDING CHARACTERISTICS

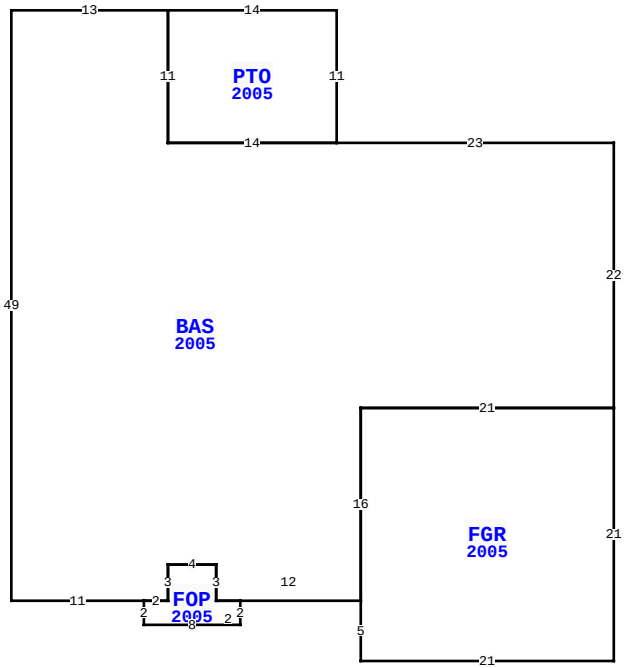
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,695	100	2005	1,695	197,539
FGR	441	55	2005	243	28,320
FOP	28	30	2005	8	932
PTO	154	5	2005	8	932
TOTALS	2,318			1,954	227,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	122.8430	128.99	252,046	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2015 Heated Area: 1695 HX Base Yr 2015



86691 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,724
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,724
SOH/AGL Deduction		125,590
ASSESSED VALUE		167,134
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,723
TOTAL JUST VALUE		292,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13723	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1610/0110	3/10/2009	WD	U	I	12	138,500
GRANTOR: AURORA LOAN SERVICES						
GRANTEE: WOODARD CHRISTOPHER						
1588/0722	10/06/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: AURORA LOAN SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 PTO=[YR=2005] N11 W14 S11 E14$ W14 N11 W13 S49 E11 FOP=[YR=2005] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E12 FGR=[YR=2005] S5 E21 N21 W21 S16$ N16 E21 N22$.

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