LOT 125
IN OR 1923/18
MEADOWFIELD #3 PB 6/321-323

HAMM EUGENE H & PAMELA S
86725 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

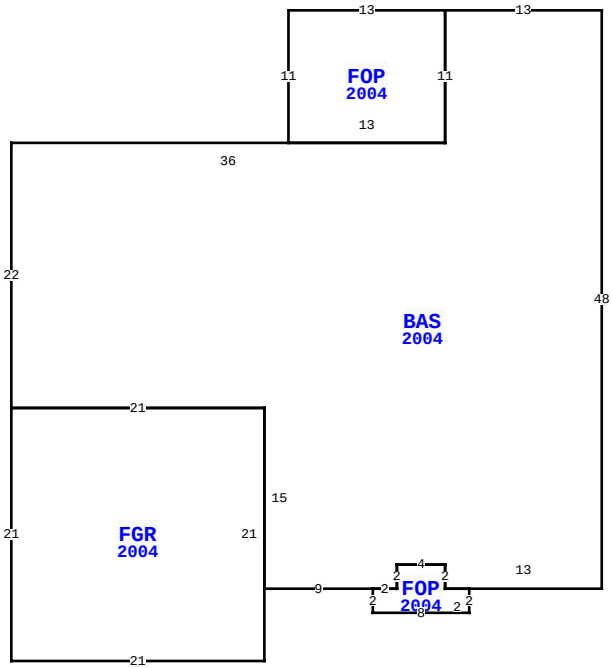
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,633	100	2004	1,633	189,261
FGR	441	55	2004	243	28,163
FOP	24	30	2004	7	811
FOP	143	30	2004	43	4,984
TOTALS	2,241			1,926	223,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	122.8430	128.99	248,435	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 100% - 2015 Heated Area: 1633 HX Base Yr



86725 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		223,219
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,229
SOH/AGL Deduction		0
ASSESSED VALUE		291,229
TOTAL EXEMPTION VALUE	13	291,229
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		291,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1923/0018	4/30/2014	WD	U	I	11	100
GRANTOR: POSEY AMY E & JACOB						
GRANTEE: HAMM EUGENE H & PAM						
1915/1976	4/30/2014	WD	Q	I	01	166,000
GRANTOR: POSEY AMY E & JACOB						
GRANTEE: HAMM EUGENE H & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] W13 S11 E13 N11$ S11 W36 S22
FGR=[YR=2004] S21 E21 N21 W21$ E21 S15 E9 FOP=[YR=2004] S2
E8 N2 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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