LOT 126
MEADOWFIELD #3 PB 6/321-323

JONES DWAYNE C
86741 RIVERWOOD DRIVE
YULEE, FL 32097

2026

38-2N-27-1332-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

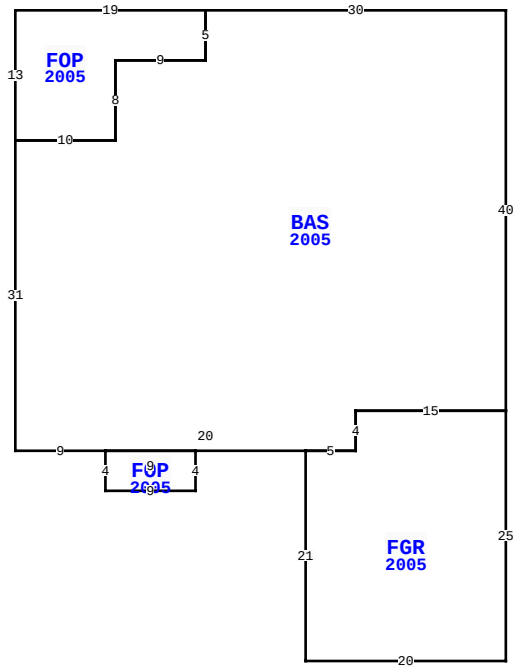
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2005	1,921	223,011
FGR	480	55	2005	264	30,648
FOP	36	30	2005	11	1,277
FOP	175	30	2005	52	6,036
TOTALS	2,612			2,248	260,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	122.8430	128.99	289,970	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2010 Heated Area: 1921 HX Base Yr 2010



86741 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		260,973
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,973
SOH/AGL Deduction		152,253
ASSESSED VALUE		173,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,309
TOTAL JUST VALUE		325,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15877	ELEC OTHER	2,000	10/01/2005
M10520	MECH OTHER	0	10/01/2005
E15877	ELEC OTHER	2,000	09/01/2005
P09995	OTHER	0	09/01/2005
E15520	ELEC OTHER	0	08/01/2005
R07954	REPAIR/RRF	5,070	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2803/816	7/22/2025	QC	U	I	11	100
GRANTOR: OVIDE JULIE ANN						
GRANTEE: JONES DWAYNE C						
2232/1558	10/19/2018	WD	U	I	11	90,000
GRANTOR: JONES DWAYNE C						
GRANTEE: JONES DWAYNE C & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30FOP=[YR=2005] W19S13E10N8 E9N5$S5W9S8W10S31E9FOP=[YR=2005] S4 E9N4W9$E20FGR=[YR=2005] S21E20N25W15 S4W5$E5N4E15N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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