LOT 127
MEADOWFIELD #3 PB 6/321-323

AYCOCK JAMES D II
86759 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0127-0000

BUILDING CHARACTERISTICS

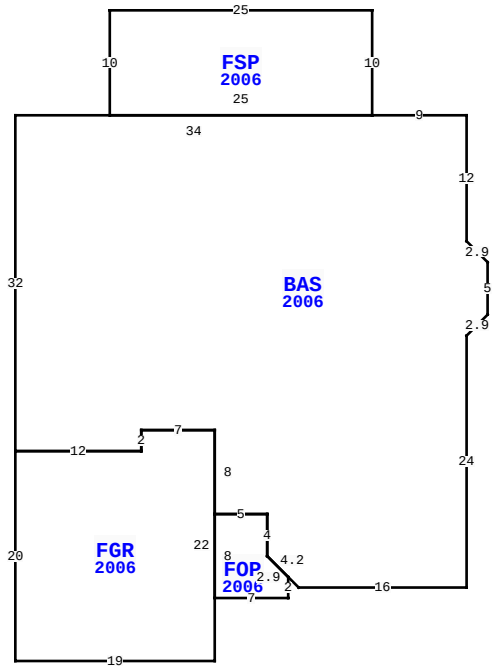
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,649	100	2006	1,649	196,073
FGR	394	55	2006	217	25,802
FOP	46	30	2006	14	1,664
FSP	250	40	2006	100	11,890
TOTALS	2,339			1,980	235,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,980	124.6462	130.88	259,142	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2021 Heated Area: 1649 HX Base Yr 2021



86759 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		235,431
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		300,431
SOH/AGL Deduction		66,222
ASSESSED VALUE		234,209
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,798
TOTAL JUST VALUE		300,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515215	NEW CONSTR	124,453	01/30/2006
E15869	ELEC OTHER	2,000	09/01/2005
M10389	MECH OTHER	0	09/01/2005
P0509565	OTHER	0	06/01/2005
R0507621	REPAIR/RRF	1,500	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0445	2/06/2020	WD	Q	I	01	217,000
GRANTOR: SCHMALFELD EDWARD J &						
GRANTEE: AYCOCK JAMES D II						
1389/0548	2/15/2006	WD	Q	I		201,500
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: SCHMALFELD EDWARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 FSP=[YR=2006] N10 W25 S10 E25$ W34 S32
FGR=[YR=2006] S20 E19 N22W7S2W12$E12N2E7S8FOP=[YR=2006] S8
E7N2 U2 L2 N4W5$E5S4 D3 R3 E16 N24 U2 R2 N5 U2 L2 N12$.

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	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