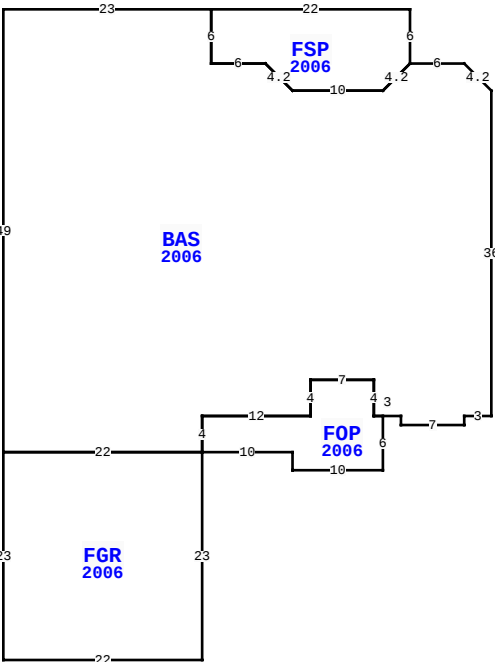


OLIVER DIANA
86777 RIVERWOOD DR
YULEE, FL 32097

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 70		0100	01		2,652	124.9728	131.22	347,995	2006	2006		0	0	9.15	90.85	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM 100% - 2024										Heated Area: 2268										HX Base Yr 2024									
Roof Structur		08	IRREGULAR 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		13	LVT/LAMNT 60																															
Interior Floo		14	CARPET 40																															
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	2,268	100	2006	2,268	270,376																													
FGR	506	55	2006	278	33,141																													
FOP	128	30	2006	38	4,530																													
FSP	171	40	2006	68	8,107																													
TOTALS		3,073			2,652	316,153																												
EXTRA FEATURES					86777 RIVERWOOD DR, YULEE										BLD DATE 03/03/2023 NW LGL DATE 04/14/2026 MLU																			
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																		
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2006	2006	3	88	3,080																		
</																																		