LOT 132
IN OR 2147/434
MEADOWFIELD #3 PB 6/321-323

AH4R PROPERTIES LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2026

38-2N-27-1332-0132-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

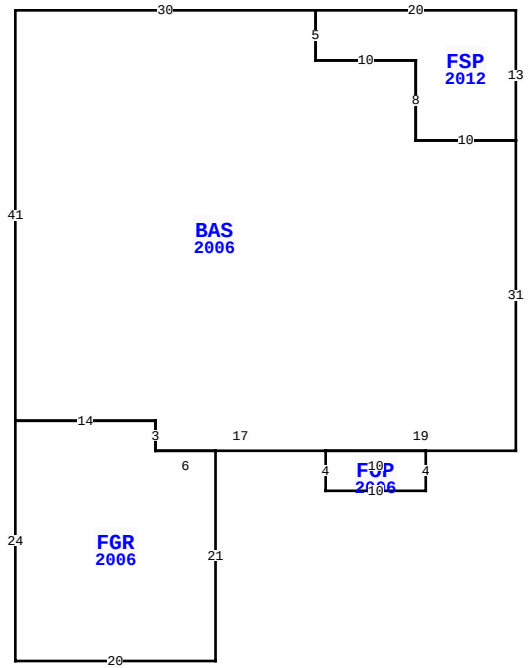
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,978	100	2006	1,978	228,773
FGR	462	55	2006	254	29,377
FOP	40	30	2006	12	1,388
FSP	180	40	2012	72	8,328
TOTALS	2,660			2,316	267,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	121.7160	127.80	295,985	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 0% - 0 Heated Area: 1978 HX Base Yr



86865 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	267,866
TOTAL MARKET OB/XF VALUE	1,760
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	334,626
SOH/AGL Deduction	0
ASSESSED VALUE	334,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,626
TOTAL JUST VALUE	334,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	335,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16312	NEW CONSTR	204,365	02/24/2006
M10727	MECH OTHER	0	12/01/2005
E16135	ELEC OTHER	2,000	11/01/2005
P10232	OTHER	0	10/01/2005
R08396	REPAIR/RRF	5,070	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/0434	9/18/2017	WD	Q	I	01	205,000
GRANTOR: BURCHILL JOAN A IRREV						
GRANTEE: AH4R PROPERTIES LLC						
1843/1572	2/20/2013	QC	U	I	11	100
GRANTOR: BURCHILL JOAN A						
GRANTEE: PREUSS WILLIAM J TR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W20 BAS=[YR=2006] W30 S41 FGR=[YR=2006] S24 E20 N21 W6 N3 W14$ E14 S3 E17 FOP=[YR=2006] S4 E10 N4 W10$ E19 N31 W10 N8 W10 N5$ S5 E10 S8 E10 N13$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	0	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