LOT 133
IN OR 2194/990
MEADOWFIELD #3 PB 6/321-323

HINSON GERALD N
86891 RIVERWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0133-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

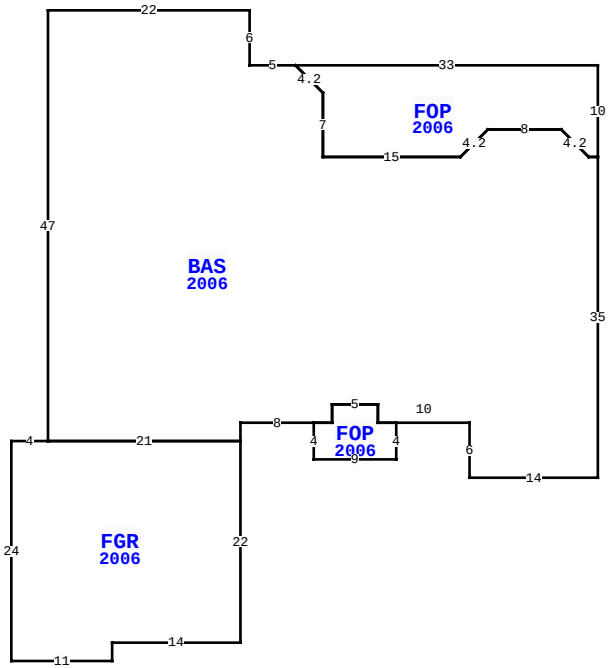
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,317	100	2006	2,317	268,408
FGR	572	55	2006	315	36,491
FOP	46	30	2006	14	1,622
FOP	272	30	2006	82	9,499
TOTALS	3,207			2,728	316,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,728	121.4400	127.51	347,847	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 100% - 2022 Heated Area: 2317 HX Base Yr 2022



86891 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		316,019
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,019
SOH/AGL Deduction		50,351
ASSESSED VALUE		330,668
TOTAL EXEMPTION VALUE	WR HX HB SX	106,411
BASE TAXABLE VALUE		224,257
TOTAL JUST VALUE		381,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001150	REPAIR/RRF	16,900	02/15/2017
M10413	H/AC	0	10/01/2005
E15868	NEW CONSTR	2,000	09/01/2005
P09909	NEW CONSTR	0	08/01/2005
R0507113	REPAIR/RRF	1,500	02/01/2005
B0514407	NEW CONSTR	172,248	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2194/0990	4/30/2018	WD	Q	I	01	235,000
GRANTOR: JYZ JAMES T TRUSTEE						
GRANTEE: HINSON GERALD N						
1784/1479	3/07/2012	QC	U	I	11	100
GRANTOR: JYZ JAMES T						
GRANTEE: JYZ JAMES T TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N35 FOP=[YR=2006] N10 W33 D3 R3 S7 E15 U3 R3 E8 R3 D3 E1$ W1 L3 U3 W8 L3 D3 W15 N7 U3 L3 W5N6W22 S47
FGR=[YR=2006] W4S24E11 N2 E14 N22 W21$ E21 N2 E8
FOP=[YR=2006] S4 E9 N4 W2N2W5S2W2$ E2N2E5S2 E10 S6 E14$.

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