

LOT 33
IN OR 2114/1105
MEADOWFIELD UNIT 1B PB 6/203

WELLS GEORGE T III & BILLYE R
86213 FIELDSTONE DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

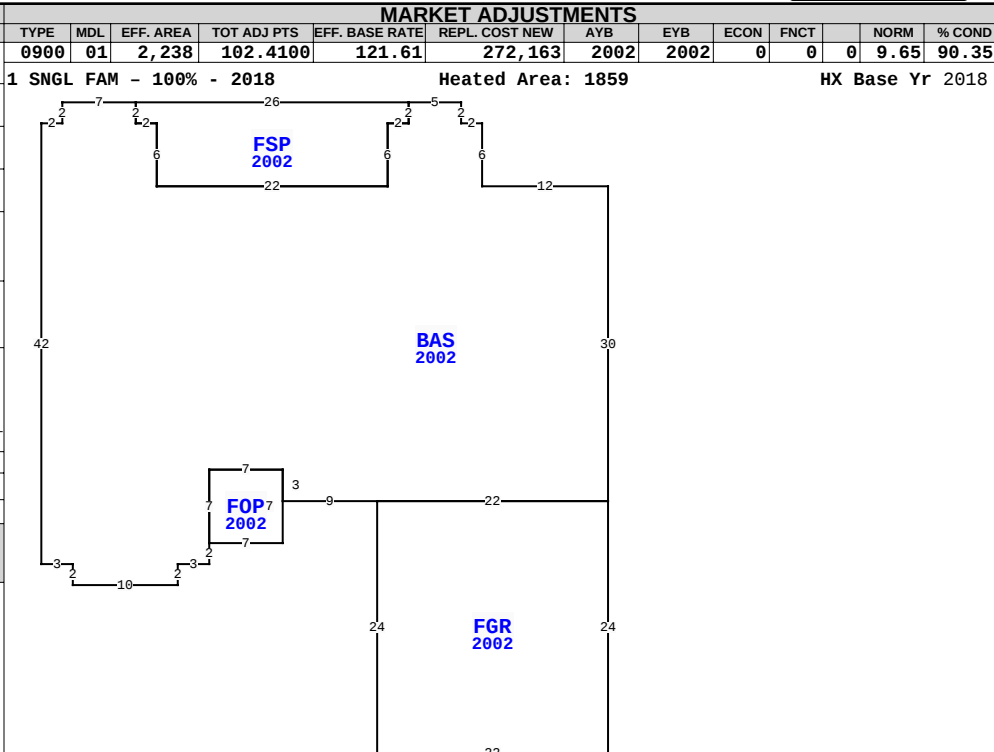
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100	1,859	204,257
FGR	528	55	290	31,864
FOP	49	30	15	1,648
FSP	184	40	74	8,131

TOTALS	2,620		2,238	245,899
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20
2	0866	POOL FIBER	0	100	0	0	319.00	SF	72.00
3	0875	HOT TUB	0	100	0	0	1.00	UT	2,400.00
4	0845	KOOL DECK	0	100	0	0	535.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
13,836									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,899	
TOTAL MARKET OB/XF VALUE		13,836	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		324,735	
SOH/AGL Deduction		126,382	
ASSESSED VALUE		198,353	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		148,353	
TOTAL JUST VALUE		324,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514767	SWIM POOL	21,100	01/01/2005
B0108904	NEW CONSTR	99,808	11/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2114/1105	4/17/2017	WD	Q	I	01
GRANTOR: BASTIAN RONALD TEDDY					SALE PRICE
GRANTEE: WELLS GEORGE T III					225,000
1270/0391	11/01/2004	WD	Q	I	
GRANTOR: COLYER JAMES M & DARL					210,000
GRANTEE: BASTIAN RONALD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W12 N6 W2 N2 W5 FSP=[YR=2002] W26 S2 E2 S6 E22 N6 E2 N2\$ S2 W2 S6 W22 N6 W2 N2 W7 S2 W2 S42 E3 S2 E10 N2 E3 N2 FOP=[YR=2002] E7 N7 W7 S7\$ N7 E7 S3 E9 FGR=[YR=2002] S24 E22 N24 W22\$ E22 N30\$.									