LOT 40
IN OR 2004/102
MEADOWFIELD UNIT 1-A PB 6/148

NICOLAI ALBERT T & TRACIE A
8693 FIELDSTONE DR
YULEE, FL 32097

2023

38-2N-27-1331-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

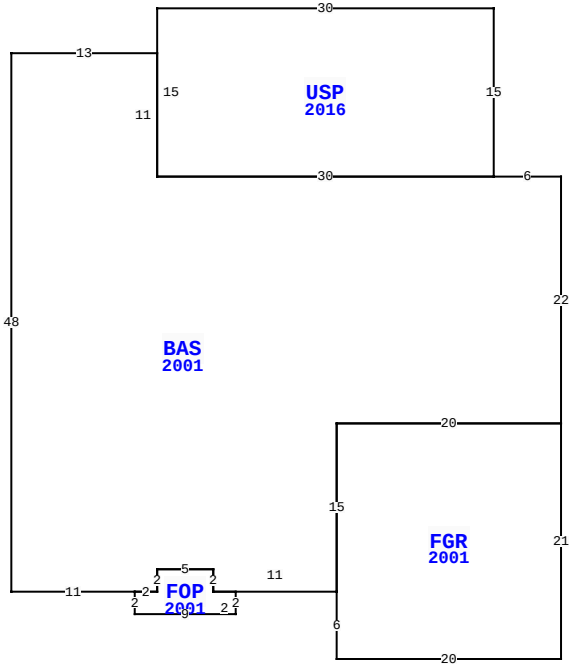
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,646	100	1,646	185,397
FGR	420	55	231	26,019
FOP	28	30	8	901
USP	450	30	135	15,206
TOTALS	2,544		2,020	227,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	105.3892	125.15	252,803	2001	2001	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2016 Heated Area: 1646 HX Base Yr 2016



8693 FIELDSTONE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,523
TOTAL MARKET OB/XF VALUE		8,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		300,603
SOH/AGL Deduction		141,768
ASSESSED VALUE		158,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,835
TOTAL JUST VALUE		300,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632344	SCRN PORCH	10,044	05/01/2016
B07797	NEW CONSTR	94,596	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/0102	9/17/2015	WD	Q	I	02	160,000
GRANTOR: DODD SHELBY BRATTON &						
GRANTEE: NICOLAI ALBERT T &						
1927/1163	6/24/2014	SW	U	I	18	121,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DODD SHELBY BRATTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 USP=[YR=2016] N15 W30 S15 E30 $ W30 N11 W13 S48 E11 FOP=[YR=2001] S2 E9 N2 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E11 FGR=[YR=2001] S6 E20 N21 W20 S15 $ N15 E20 N22 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	842.00	SF	6.50	6.50	100	2001	2001	3	82	4,488	
3	0855	CONC PAVER	0	100	8	10	80.00	SF	7.50	7.50	100	2016	2016	3	97	582	

LAND DESCRIPTION

TOTAL OB/XF 8,080

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS