LOT 41
IN OR 1080/1396
MEADOWFIELD UNIT 1-A PB 6/148

JORDI DOUGLAS K
8673 FIELDSTONE DRIVE
YULEE, FL 32097

**2023**

**38-2N-27-1331-0041-0000**

## BUILDING CHARACTERISTICS

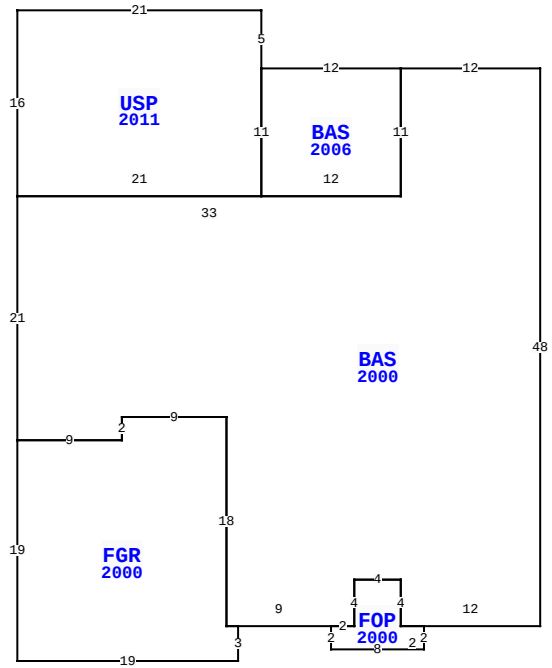
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 1,475 | 100 | 1,475 | 166,493 |
| BAS | 132 | 100 | 132 | 14,899 |
| FGR | 363 | 55 | 200 | 22,575 |
| FOP | 32 | 30 | 10 | 1,129 |
| USP | 336 | 30 | 101 | 11,400 |
| TOTALS | 2,338 | | 1,918 | 216,497 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,918 | 106.3202 | 126.26 | 242,167 | 2000 | 2000 | 0 | 0 | 0 | 10.60 | 89.40 |

1 SNGL FAM – 100% - 2004 Heated Area: 1607 HX Base Yr 2004




8673 FIELDSTONE DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 216,497 |
| TOTAL MARKET OB/XF VALUE | | 3,480 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 284,977 |
| SOH/AGL Deduction | | 141,748 |
| ASSESSED VALUE | | 143,229 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 88,229 |
| TOTAL JUST VALUE | | 284,977 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,923 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24884 | ADDITION | 6,640 | 07/01/2011 |
| B24851 | ADDITION | 1,200 | 06/01/2011 |
| B18680 | REMODEL | 2,300 | 10/31/2006 |
| B006742 | NEW CONSTR | 84,810 | 01/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1080/1396 | 9/12/2002 | WD | U | I | 05 | 122,500 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: JORDI DOUGLAS & REB | | | | | | |
| 1078/1662 | 9/04/2002 | WD | U | I | 07 | 100 |
| GRANTOR: WASHINGTON MUTUAL HOM | | | | | | |
| GRANTEE: SECRETARY OF HOUSIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W12 BAS=[YR=2006] W12 USP=[YR=2011] N5 W21 S16 E21 N11$ S11 E12 N11$ S11 W33 S21 FGR=[YR=2000] S19 E19 N3 W1 N18 W9 S2 W9$ E9N2 E9 S18 E9 FOP=[YR=2000] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N48$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 72.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 374 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 649.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 80 | 2,700 | |
| 3 | 1076 | TRELLIS A | 0 | 100 | 13 | 8 | 104.00 | SF | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 52 | 406 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,480

| 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 | 0003 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/03/2017 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS