LOT 65
MEADOWFIELD UNIT 1B PB 6/203

WILLIAMS ARTHUR D II & ANGELA
86246 FIELDSTONE DR
YULEE, FL 32097

2023

38-2N-27-1331-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

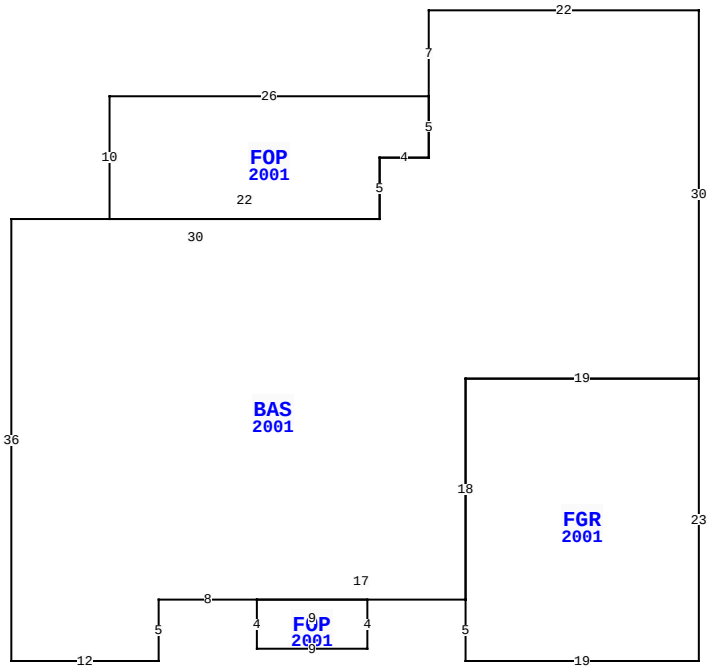
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,848	100	1,848	208,799
FGR	437	55	240	27,117
FOP	36	30	11	1,243
FOP	240	30	72	8,135
TOTALS	2,561		2,171	245,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,171	102.9686	122.28	265,470	2001	2006	0	0	0	7.60	92.40

1 SNGL FAM – 100% - 2021 Heated Area: 1848 HX Base Yr 2021



86246 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		245,294
TOTAL MARKET OB/XF VALUE		3,445
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,739
SOH/AGL Deduction		108,189
ASSESSED VALUE		205,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,550
TOTAL JUST VALUE		313,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1619679	REMODEL	0	07/01/2016
1631550	REMODEL	0	07/01/2016
R013544	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2383/0699	8/10/2020	WD	Q	I	01	287,500
GRANTOR: HARDIN DONALD E & STE						
GRANTEE: WILLIAMS ARTHUR D I						
2051/0731	6/06/2016	WD	Q	I	01	195,000
GRANTOR: MAGEE BONNIE L						
GRANTEE: HARDIN DONALD E & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 S7 FOP=[YR=2001] W26 S10 E22 N5 E4 N5$ S5 W4 S5 W30 S36 E12 N5 E8 FOP=[YR=2001] S4 E9 N4 W9$ E17 FGR=[YR=2001] S5 E19 N23 W19 S18$ N18 E19 N30$.

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	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	2001	2001	3	82	3,445	

LAND DESCRIPTION

TOTAL OB/XF 3,445

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 09/26/2018 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS