LOT 43
MEADOWFIELD UNIT 1-A PB 6/148

ROBERTS AARON & ANDREA
8643 FIELDSTONE DRIVE
YULEE, FL 32097

2024

38-2N-27-1331-0043-0000

BUILDING CHARACTERISTICS

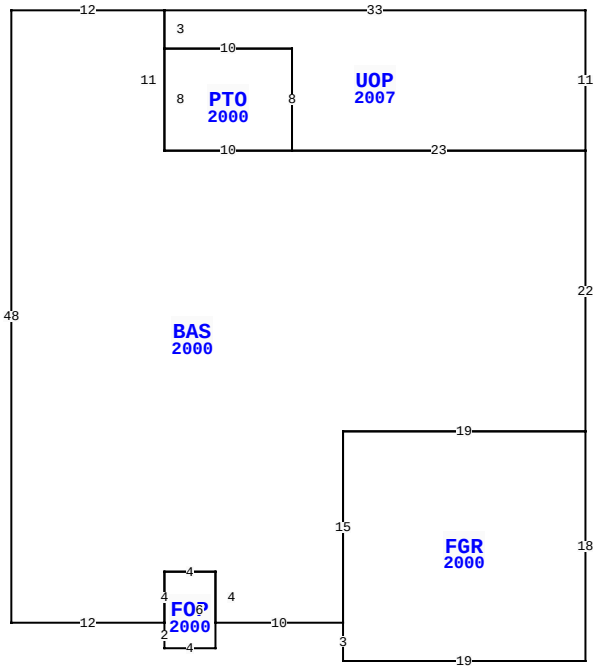
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,496	100	1,496	188,520
FGR	342	55	188	23,691
FOP	24	30	7	882
PTO	80	5	4	504
UOP	283	20	57	7,183
TOTALS	2,225		1,752	220,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,752	113.4000	141.75	248,346	2000	2000	0	0	0	11.10	88.90

1 SNGL FAM – 100% - 2021 Heated Area: 1496 HX Base Yr 2021



8643 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		220,780
TOTAL MARKET OB/XF VALUE		5,602
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,382
SOH/AGL Deduction		70,881
ASSESSED VALUE		220,501
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,501
TOTAL JUST VALUE		291,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001378	WINDOWS	8,971	02/21/2020
994110	NEW CONSTR	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0695	8/13/2020	WD	Q	I	01	238,000
GRANTOR: LEDBETTER CAROL ANN L						
GRANTEE: ROBERTS AARON & AND						
2013/0876	10/29/2015	SW	U	I	11	100
GRANTOR: LEDBETTER CAROL ANN						
GRANTEE: CAROL ANN LEDBETTER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] N11 W33 BAS=[YR=2000] W12 S48 E12 FOP=[YR=2000] S2 E4 N6 W4 S4 $ N4 E4 S4 E10 FGR=[YR=2000] S3 E19 N18 W19 S15$ N15 E19 N22 W23 PTO=[YR=2000] N8 W10 S8 E10$ W10 N11 $ S3 E10 S8 E23$.

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	24	3	72.00	SF	6.50	6.50	100	2000	2000	3	79	370	
2	0811	CONCRETE B	0	100	0	0	772.00	SF	5.20	5.20	100	2000	2000	3	79	3,171	
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2006	2006	3	44	660	
4	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2010	2010	3	78	699	
5	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2010	2010	3	78	702	

LAND DESCRIPTION

TOTAL OB/XF 5,602

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	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 03/21/2019 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS