LOT 44
IN OR 2141/1436
MEADOWFIELD UNIT 1-A PB 6/148

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

**2024**

**38-2N-27-1331-0044-0000**

## BUILDING CHARACTERISTICS

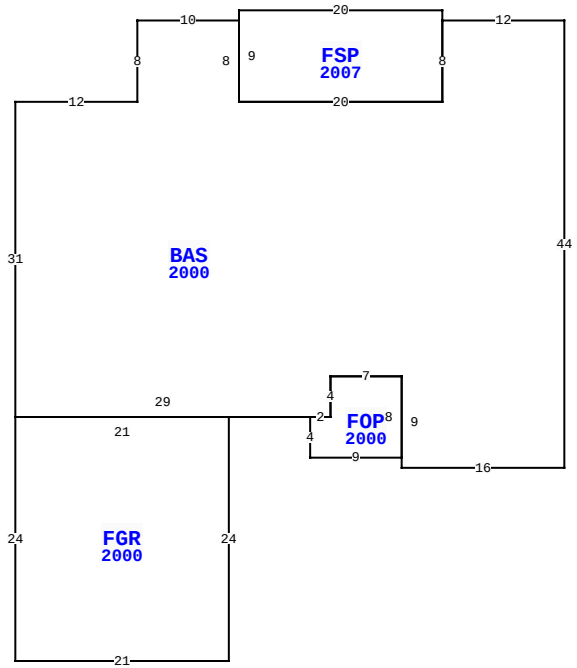
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 1,902 | 100 | 1,902 | 206,186 |
| FGR | 504 | 55 | 277 | 30,028 |
| FOP | 64 | 30 | 19 | 2,060 |
| FSP | 180 | 40 | 72 | 7,805 |
| TOTALS | 2,650 | | 2,270 | 246,079 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,270 | 97.5492 | 121.94 | 276,804 | 2000 | 2000 | 0 | 0 | 0 | 11.10 | 88.90 |

1 SNGL FAM – 0% - 0 Heated Area: 1902 HX Base Yr




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

8625 FIELDSTONE DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 246,079 |
| TOTAL MARKET OB/XF VALUE | 8,188 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 319,267 |
| SOH/AGL Deduction | 44,328 |
| ASSESSED VALUE | 274,939 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 274,939 |
| TOTAL JUST VALUE | 319,267 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 321,508 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0007273 | NEW CONSTR | 106,062 | 06/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2141/1436 | 8/10/2017 | WD | Q | I | 01 | 191,700 |
| GRANTOR: FROST WESLEY A | | | | | | |
| GRANTEE: AH4R PROPERTIES LLC | | | | | | |
| 1077/0437 | 8/27/2002 | WD | Q | I | | 155,000 |
| GRANTOR: KIRBY DIANE A | | | | | | |
| GRANTEE: FROST WESLEY A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W12 FSP=[YR=2007] N1 W20 S9 E20 N8$ S8 W20 N8 W10 S8 W12 S31 FGR=[YR=2000] S24 E21 N24 W21$ E29 FOP=[YR=2000] S4 E9 N8 W7 S4 W2$ E2 N4 E7 S9 E16 N44$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 84 | 2,940 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 871.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 79 | 3,578 | |
| 3 | 0471 | VINYL FNC | 0 | 0 | 0 | 0 | 90.00 | LF | 32.00 | 32.00 | 100 | 2002 | 2002 | 3 | 58 | 1,670 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,188

| 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 | 0 | | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS