LOT 32
IN OR 1042/788
MEADOWFIELD UNIT 1B PB 6/203

SMILEY FRED JR/SMITH-SMILEY CYMONNE M
86227 FIELDSTONE DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

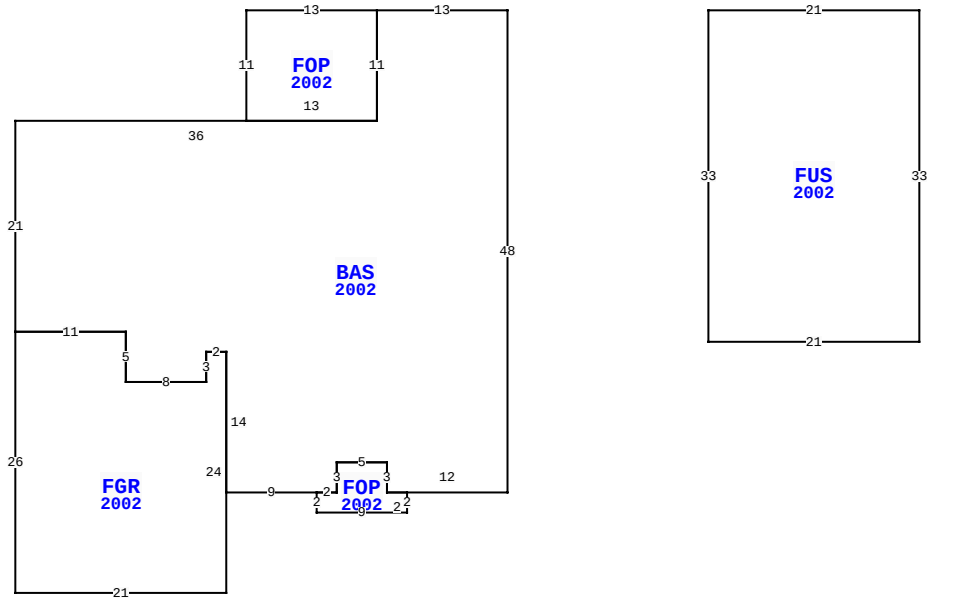
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	2002	1,649	190,007
FGR	502	55	2002	276	31,802
FOP	33	30	2002	10	1,153
FOP	143	30	2002	43	4,954
FUS	693	100	2002	693	79,852
TOTALS	3,020			2,671	307,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,671	95.0400	125.45	335,077	2002	2007	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2003 Heated Area: 2342 HX Base Yr 2003



86227 FIELDSTONE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,768
TOTAL MARKET OB/XF VALUE		3,407
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,175
SOH/AGL Deduction		189,049
ASSESSED VALUE		187,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,404
TOTAL JUST VALUE		376,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009482	REPAIR/RRF	9,250	10/09/2020
R013542	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/0788	3/08/2002	WD	Q	I		138,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SMILEY FRED JR & CY						
0998/0348	7/17/2001	WD	U	V	19	27,500
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FOP=[YR=2002] W13 S11 E13 N11$ S11 W36 S21
FGR=[YR=2002] S26 E21 N24 W2 S3 W8 N5 W11$ E11 S5 E8 N3 E2
S14 E9 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12
N48$ PTR= E20 FUS=[YR=2002] E21 S33 W21 N33$ W20$.

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	819.00	SF	5.20	5.20	100	2002	2002	3	80	3,407	

LAND DESCRIPTION

TOTAL OB/XF 3,407

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	RES	100		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 03/24/2021 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS