LOT 34
IN OR 1053/20
MEADOWFIELD UNIT 1B PB 6/203

ROBERSON RUSSELL D & MARY ANN
86195 FIELDSTONE DR
YULEE, FL 32097

2025

38-2N-27-1331-0034-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

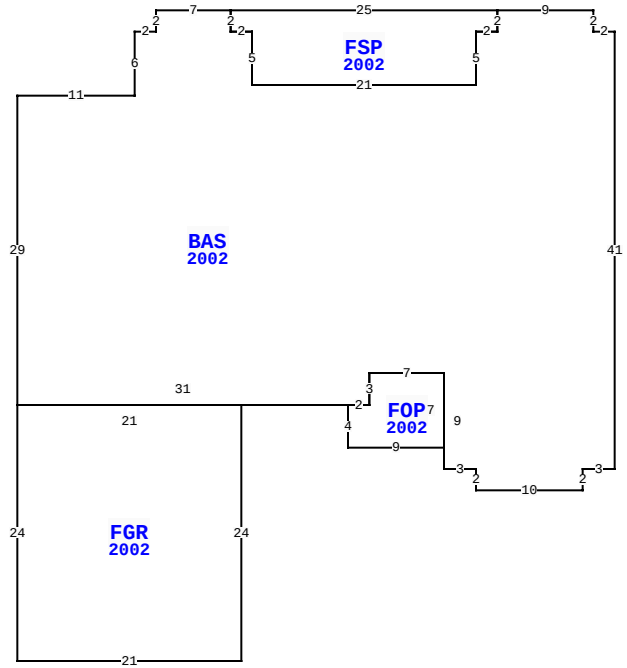
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2002	1,916	215,260
FGR	504	55	2002	277	31,121
FOP	57	30	2002	17	1,910
FSP	155	40	2002	62	6,966
TOTALS	2,632			2,272	255,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,272	95.2560	125.74	285,681	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2021 Heated Area: 1916 HX Base Yr



86195 FIELDSTONE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,256
TOTAL MARKET OB/XF VALUE		3,540
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		323,796
SOH/AGL Deduction		3,059
ASSESSED VALUE		320,737
TOTAL EXEMPTION VALUE	13	320,737
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		323,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108905	NEW CONSTR	128,692	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/0020	5/01/2002	WD	Q	I		134,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ROBERSON RUSSELL D						
1011/0630	10/05/2001	WD	U	V	19	55,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W9 FSP=[YR=2002] W25 S2 E2 S5 E21 N5 E2 N2$ S2 W2 S5 W21 N5 W2 N2 W7 S2 W2 S6 W11 S29 FGR=[YR=2002] S24 E21 N24 W21$ E31 FOP=[YR=2002] S4 E9 N7 W7 S3 W2$ E2 N3 E7 S9 E3 S2 E10 N2 E3 N41 W2 N2$.

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	851.00	SF	5.20	5.20	100	2002	2002	3	80	3,540	

LAND DESCRIPTION

TOTAL OB/XF 3,540

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS