LOT 36
IN OR 2196/1919
MEADOWFIELD UNIT 1B PB 6/203

TRD PROPERTIES LLC
2134 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

38-2N-27-1331-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

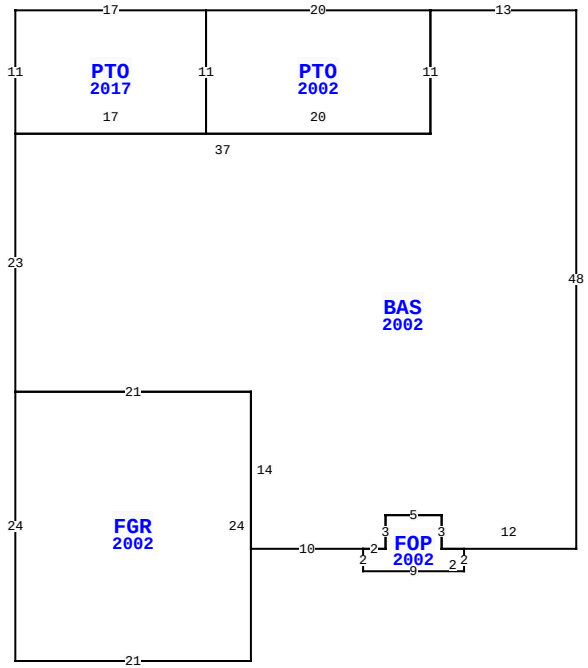
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,684	100	2002	1,684	189,979
FGR	504	55	2002	277	31,249
FOP	33	30	2002	10	1,128
PTO	220	5	2002	11	1,241
PTO	187	5	2017	9	1,015
TOTALS	2,628			1,991	224,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,991	96.1380	126.90	252,658	2002	2002	0	0	0	11.10	88.90

1 SNGL FAM – 0% - 0 Heated Area: 1684 HX Base Yr



86153 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	224,613
TOTAL MARKET OB/XF VALUE	6,378
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	295,991
SOH/AGL Deduction	26,725
ASSESSED VALUE	269,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,266
TOTAL JUST VALUE	295,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209264	NEW CONSTR	121,103	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/1919	5/08/2018	WD	U	I	11	100
GRANTOR: DUNCAN TODD E & REGIN						
GRANTEE: TRD PROPERTIES LLC						
1067/1914	7/11/2002	WD	Q	I		125,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DUNCAN TODD E & REG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] W20 PTO=[YR=2017] W17 S11 E17 N11$ S11 E20 N11$ S11 W37 S23 FGR=[YR=2002] S24 E21 N24 W21$ E21 S14 E10 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E12 N48$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	0	0	0	818.00	SF	5.20	5.20	100	2002	2002	3	80	3,403	

LAND DESCRIPTION

TOTAL OB/XF 6,378

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	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 07/30/2025 BY SYS