LOT 38
MEADOWFIELD UNIT 1B PB 6/203

MERCADO WILLIAM JR & SELENA D
86123 FIELDSTONE DR
YULEE, FL 32097

2025

38-2N-27-1331-0038-0000

BUILDING CHARACTERISTICS

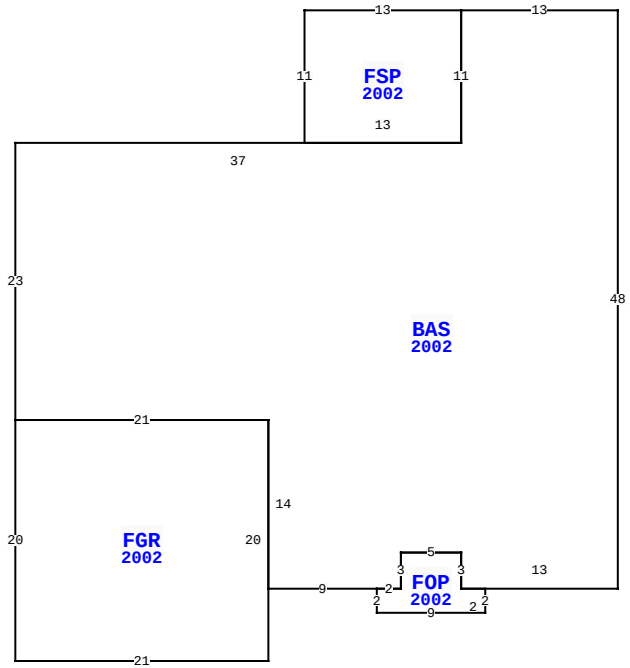
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	2002	1,684	207,992
FGR	420	55	2002	231	28,531
FOP	33	30	2002	10	1,235
FSP	143	40	2002	57	7,040
TOTALS	2,280			1,982	244,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,982	101.8710	134.47	266,520	2002	2007	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2022 Heated Area: 1684 HX Base Yr 2022



86123 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		244,799
TOTAL MARKET OB/XF VALUE		3,340
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,139
SOH/AGL Deduction		50,326
ASSESSED VALUE		262,813
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		207,091
TOTAL JUST VALUE		313,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24262	XFOB	2,474	01/01/2011
B0209342	NEW CONSTR	122,493	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/0666	10/06/2021	WD	Q	I	01	325,000
GRANTOR: MORENO SABRINA M & ST						
GRANTEE: MERCADO WILLIAM JR						
2165/0367	12/15/2017	WD	Q	I	02	212,500
GRANTOR: HERRING J SCOTT						
GRANTEE: MORENO SABRINA MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2002] W13 S11 E13 N11 $ S11 W37 S23 FGR=[YR=2002] S20 E21 N20 W21 $ E21 S14 E9 FOP=[YR=2002] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 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	0811	CONCRETE B	0	100	0	0	803.00	SF	5.20	5.20	100	2002	2002	3	80	3,340	

LAND DESCRIPTION

TOTAL OB/XF 3,340

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	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 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