LOT 41
IN OR 1080/1396
MEADOWFIELD UNIT 1-A PB 6/148

JORDI DOUGLAS K
8673 FIELDSTONE DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

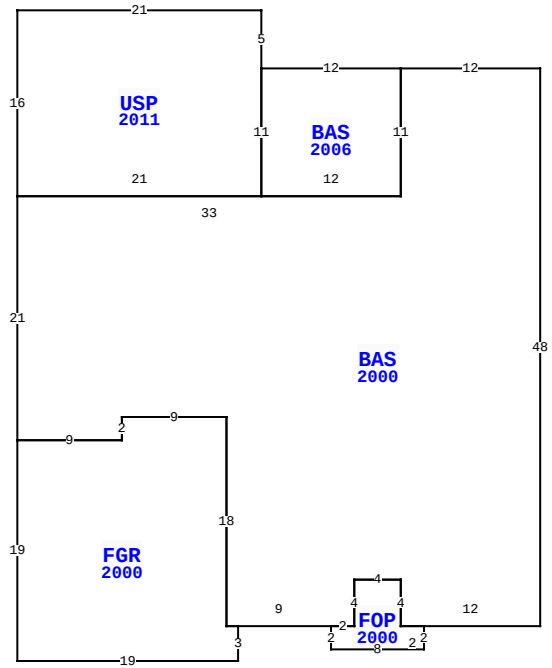
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,475	100	2000	1,475	172,974
BAS	132	100	2006	132	15,480
FGR	363	55	2000	200	23,454
FOP	32	30	2000	10	1,173
USP	336	30	2011	101	11,844
TOTALS	2,338			1,918	224,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	100.7244	132.96	255,017	2000	2000	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2004 Heated Area: 1607 HX Base Yr 2004



8673 FIELDSTONE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,925
TOTAL MARKET OB/XF VALUE		2,959
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,884
SOH/AGL Deduction		141,290
ASSESSED VALUE		151,594
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		95,872
TOTAL JUST VALUE		292,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24884	ADDITION	6,640	07/01/2011
B24851	ADDITION	1,200	06/01/2011
B18680	REMODEL	2,300	10/31/2006
B006742	NEW CONSTR	84,810	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1080/1396	9/12/2002	WD	Q	I	05	122,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JORDI DOUGLAS & REB						
1078/1662	9/04/2002	WD	U	I	07	100
GRANTOR: WASHINGTON MUTUAL HOM						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 BAS=[YR=2006] W12 USP=[YR=2011] N5 W21 S16 E21 N11$ S11 E12 N11$ S11 W33 S21 FGR=[YR=2000] S19 E19 N3 W1 N18 W9 S2 W9$ E9N2 E9 S18 E9 FOP=[YR=2000] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 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	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2000	2000	3	77	360	
2	0811	CONCRETE B	0	100	0	0	649.00	SF	5.20	5.20	100	2000	2000	3	77	2,599	

LAND DESCRIPTION

TOTAL OB/XF 2,959

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 05/30/2024 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS