LOT 43
MEADOWFIELD UNIT 1-A PB 6/148

**ROBERTS AARON & ANDREA**
8643 FIELDSTONE DRIVE
YULEE, FL 32097

**2025**

**38-2N-27-1331-0043-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 |

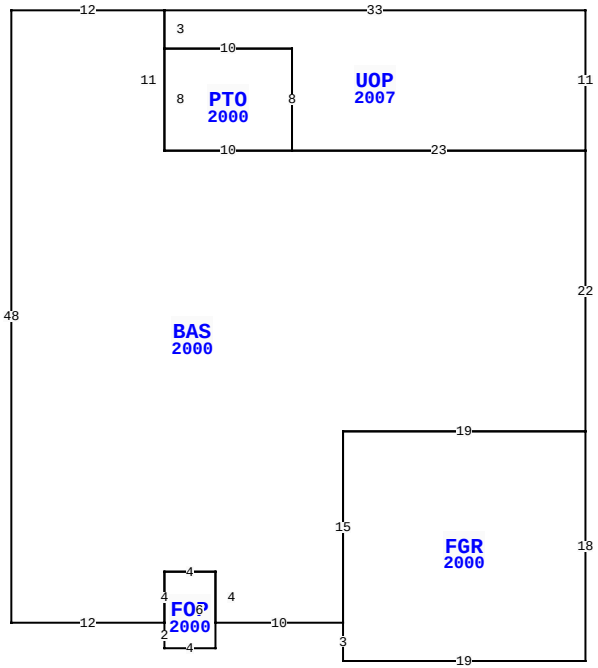
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,496 | 100 | 2000 | 1,496 | 197,959 |
| FGR | 342 | 55 | 2000 | 188 | 24,878 |
| FOP | 24 | 30 | 2000 | 7 | 926 |
| PTO | 80 | 5 | 2000 | 4 | 530 |
| UOP | 283 | 20 | 2007 | 57 | 7,542 |
| TOTALS | 2,225 | | | 1,752 | 231,835 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,752 | 113.4000 | 149.69 | 262,257 | 2000 | 2000 | 0 | 0 | 0 | 11.60 | 88.40 |

1 SNGL FAM – 100% - 2021 Heated Area: 1496 HX Base Yr 2021




8643 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 | | 231,835 |
| TOTAL MARKET OB/XF VALUE | | 5,416 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 302,251 |
| SOH/AGL Deduction | | 75,355 |
| ASSESSED VALUE | | 226,896 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 176,174 |
| TOTAL JUST VALUE | | 302,251 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,382 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20001378 | WINDOWS | 8,971 | 02/21/2020 |
| 994110 | NEW CONSTR | 0 | 12/01/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2384/0695 | 8/13/2020 | WD | Q | I | 01 | 238,000 |
| GRANTOR: LEDBETTER CAROL ANN L | | | | | | |
| GRANTEE: ROBERTS AARON & AND | | | | | | |
| 2013/0876 | 10/29/2015 | SW | U | I | 11 | 100 |
| GRANTOR: LEDBETTER CAROL ANN | | | | | | |
| GRANTEE: CAROL ANN LEDBETTER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UOP=[YR=2007] N11 W33 BAS=[YR=2000] W12 S48 E12 FOP=[YR=2000] S2 E4 N6 W4 S4 $ N4 E4 S4 E10 FGR=[YR=2000] S3 E19 N18 W19 S15$ N15 E19 N22 W23 PTO=[YR=2000] N8 W10 S8 E10$ W10 N11 $ S3 E10 S8 E23$.

### 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 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 360 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 772.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 77 | 3,091 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 600 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 28.00 | LF | 32.00 | 32.00 | 100 | 2010 | 2010 | 3 | 76 | 681 | |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2010 | 2010 | 3 | 76 | 684 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,416

| 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 03/21/2019 BY SBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS