LOT 44
IN OR 2141/1436
MEADOWFIELD UNIT 1-A PB 6/148

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

38-2N-27-1331-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

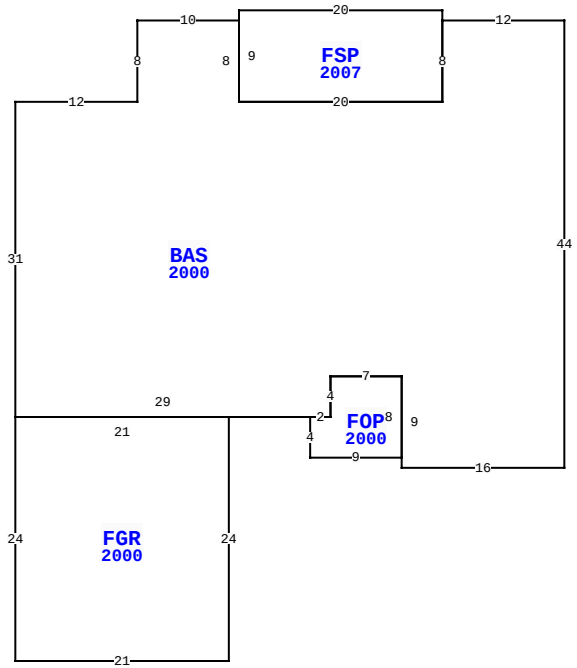
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,902	100	2000	1,902	216,493
FGR	504	55	2000	277	31,530
FOP	64	30	2000	19	2,162
FSP	180	40	2007	72	8,196
TOTALS	2,650			2,270	258,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,270	97.5492	128.76	292,285	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 0% - 0 Heated Area: 1902 HX Base Yr



8625 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	258,380
TOTAL MARKET OB/XF VALUE	7,976
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	331,356
SOH/AGL Deduction	28,923
ASSESSED VALUE	302,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,433
TOTAL JUST VALUE	331,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007273	NEW CONSTR	106,062	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/1436	8/10/2017	WD	Q	I	01	191,700
GRANTOR: FROST WESLEY A						
GRANTEE: AH4R PROPERTIES LLC						
1077/0437	8/27/2002	WD	Q	I		155,000
GRANTOR: KIRBY DIANE A						
GRANTEE: FROST WESLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FSP=[YR=2007] N1 W20 S9 E20 N8$ S8 W20 N8 W10 S8 W12 S31 FGR=[YR=2000] S24 E21 N24 W21$ E29 FOP=[YR=2000] S4 E9 N8 W7 S4 W2$ E2 N4 E7 S9 E16 N44$.

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	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	0	0	0	871.00	SF	5.20	5.20	100	2000	2000	3	77	3,487	
3	0471	VINYL FNC	0	0	0	0	90.00	LF	32.00	32.00	100	2002	2002	3	55	1,584	

LAND DESCRIPTION

TOTAL OB/XF 7,976

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