LOT 66
IN OR 1000/1456
MEADOWFIELD UNIT 1B PB 6/203

NOBLE RONALD M & EMMALEE B
86224 FIELDSTONE DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0066-0000

BUILDING CHARACTERISTICS

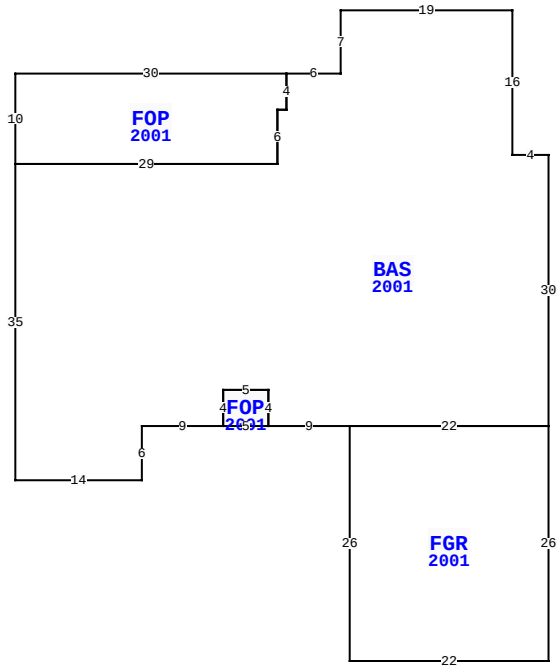
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,168	100	2001	2,168	229,563
FGR	572	55	2001	315	33,354
FOP	20	30	2001	6	636
FOP	294	30	2001	88	9,318
TOTALS	3,054			2,577	272,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,577	96.9408	127.96	329,753	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2002 Heated Area: 2168 HX Base Yr 2002



86224 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		272,871
TOTAL MARKET OB/XF VALUE		7,036
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		344,907
SOH/AGL Deduction		166,752
ASSESSED VALUE		178,155
TOTAL EXEMPTION VALUE	HX HB VX VP SX	141,938
BASE TAXABLE VALUE		36,217
TOTAL JUST VALUE		344,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014610	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1456	8/01/2001	WD	Q	I		167,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: NOBLE RONALD & EMMA						
0974/0033	3/07/2001	WD	U	V	19	57,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 N16 W19 S7 W6 FOP=[YR=2001] W30 S10 E29 N6 E1 N4 $ S4 W1 S6 W29 S35 E14 N6 E9 FOP=[YR=2001] E5 N4 W5 S4 $ N4 E5 S4 E9 FGR=[YR=2001] S26 E22 N26 W22 $ E22 N30 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	997.00	SF	5.20	5.20	100	2001	2001	3	79	4,096	

LAND DESCRIPTION

TOTAL OB/XF 7,036

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