LOT 72
IN OR 1626/308
MEADOWFIELD UNIT 1B PB 6/203

BRADSHER DAVID W & JENNIFER L
86126 FIELDSTONE DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0072-0000

BUILDING CHARACTERISTICS

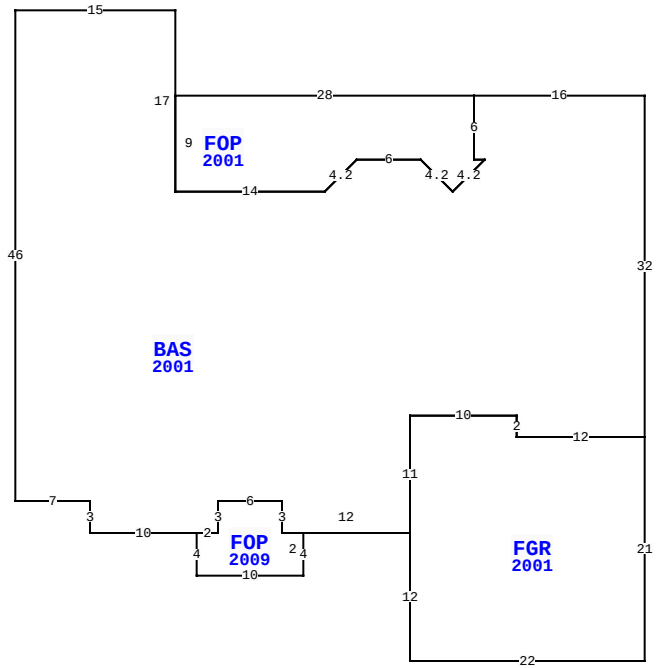
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,059	100	2001	2,059	233,565
FGR	482	55	2001	265	30,061
FOP	224	30	2001	67	7,600
FOP	58	30	2009	17	1,928
TOTALS	2,823			2,408	273,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,408	96.6672	127.60	307,261	2001	2001	0	0	0	11.10	88.90

1 SNGL FAM – 100% - 2010 Heated Area: 2059 HX Base Yr 2010



86126 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		273,155
TOTAL MARKET OB/XF VALUE		3,182
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,337
SOH/AGL Deduction		164,330
ASSESSED VALUE		177,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,285
TOTAL JUST VALUE		341,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07822	NEW CONSTR	115,614	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1626/0308	6/19/2009	WD	Q	I	01	215,700
GRANTOR: DARROW KENNETH R						
GRANTEE: BRADSHER DAVID W &						
0985/1552	5/11/2001	WD	Q	I		148,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: DARROW KENNETH & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FOP=[YR=2001] W28 S9 E14 U3 R3 E6 D3 R3 U3 R3 W1 N6$ S6 E1 D3 L3 U3 L3 W6 D3 L3 W14 N17 W15 S46 E7 S3 E10 FOP=[YR=2009] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12 FGR=[YR=2001] S12 E22 N21 W12 N2 W10 S11$ N11 E10 S2 E12 N32$.

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	0812	CONCRETE C	0	100	0	0	1,007.00	SF	4.00	4.00	100	2001	2001	3	79	3,182	

LAND DESCRIPTION

TOTAL OB/XF 3,182

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 08/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS