LOT 76
IN OR 1847/1633
MEADOWFIELD UNIT 1-A PB 6/148

LIONETTA DANIEL F
8658 FIELDSTONE DR
YULEE, FL 32097

2025

38-2N-27-1331-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

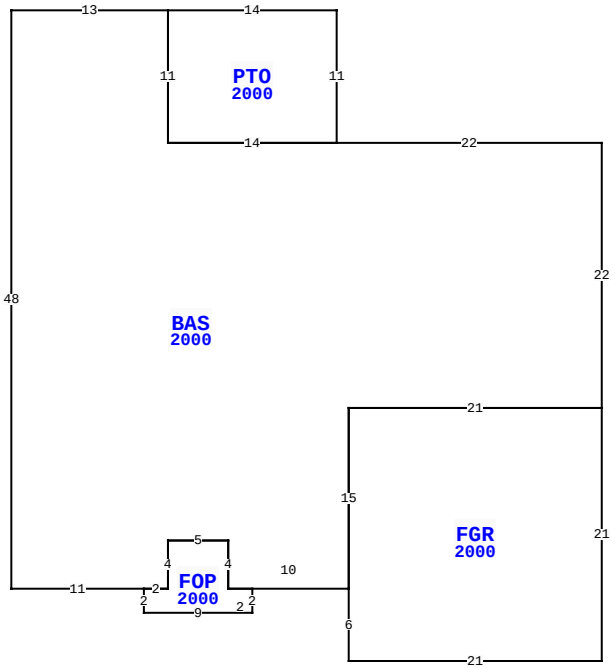
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,621	100	2000	1,621	181,843
FGR	441	55	2000	243	27,260
FOP	38	30	2000	11	1,234
PTO	154	5	2000	8	897
TOTALS	2,254			1,883	211,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,883	96.1380	126.90	238,953	2000	2000	0	0	0	11.60	88.40

1 SNGL FAM – 0% - 0 Heated Area: 1621 HX Base Yr



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

8658 FIELDSTONE DR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,234
TOTAL MARKET OB/XF VALUE	3,487
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	279,721
SOH/AGL Deduction	24,148
ASSESSED VALUE	255,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,573
TOTAL JUST VALUE	279,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07475	NEW CONSTR	94,596	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/1633	2/20/2013	WD	U	I	12	98,400
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LIONETTA DANIEL F						
1803/1521	7/10/2012	QC	U	I	11	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 PTO=[YR=2000] N11 W14 S11 E14$ W14 N11 W13 S48 E11 FOP=[YR=2000] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E10FGR=[YR=2000] S6 E21 N21 W21 S15$ N15 E21 N22$.

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	0811	CONCRETE B	0	0	0	0	871.00	SF	5.20	5.20	100	2000	2000	3	77	3,487	

LAND DESCRIPTION

TOTAL OB/XF 3,487

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