LOT 28
MEADOWFIELD UNIT 1B PB 6/203

CPI/AMHERST SFR PROGRAM II OWNER LLC
5001 PLAZA ON THE LAKE STE#200
AUSTIN, TX 78746

2026

38-2N-27-1331-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

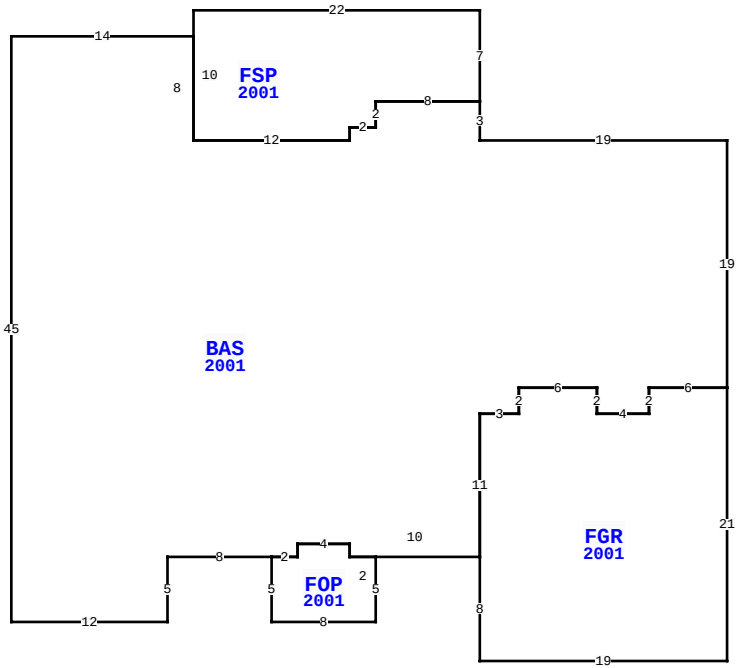
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,721	100	2001	1,721	198,036
FGR	385	55	2001	212	24,395
FOP	44	30	2001	13	1,496
FSP	194	40	2001	78	8,975
TOTALS	2,344			2,024	232,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	123.9700	130.17	263,464	2001	2001	0	0	0	11.60	88.40

1 SINGLE FAM 0% - 0 Heated Area: 1721 HX Base Yr



86293 FIELDSTONE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	232,902
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	297,902
SOH/AGL Deduction	0
ASSESSED VALUE	297,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,902
TOTAL JUST VALUE	297,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017872	NEW CONSTR	99,126	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/0154	6/03/2021	SW	U	I	30	362,900
GRANTOR: ARVM 5 LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2398/1866	10/02/2020	WD	Q	I	01	250,000
GRANTOR: MASON APRIL M						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 N3 FSP=[YR=2001] N7 W22 S10 E12 N1 E2 N2 E8 $ W8 S2 W2 S1 W12 N8 W14 S45 E12 N5 E8 FOP=[YR=2001] S5 E8 N5 W2 N1 W4 S1 W2 $ E2 N1 E4 S1 E10 FGR=[YR=2001] S8 E19 N21 W6 S2 W4 N2 W6 S2 W3 S11 $ N11 E3 N2 E6 S2 E4 N2 E6 N19 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS