LOT 37
IN OR 1059/181 & OR 1848/1436
MEADOWFIELD UNIT 1B PB 6/203

MYERS DR JOHNETTA
86135 FIELDSTONE DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0037-0000

BUILDING CHARACTERISTICS

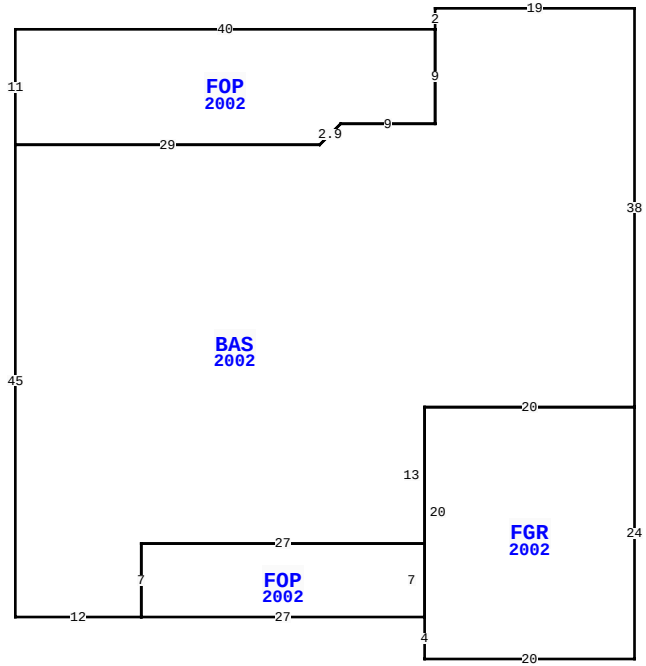
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,333	100	2002	2,333	254,858
FGR	480	55	2002	264	28,839
FOP	189	30	2002	57	6,227
FOP	420	30	2002	126	13,764
TOTALS	3,422			2,780	303,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,780	117.0240	122.88	341,606	2002	2002	0	0	0	11.10	88.90

1 SINGLE FAM 100% - 2003 Heated Area: 2333 HX Base Yr 2003



86135 FIELDSTONE DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,688
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		371,628
SOH/AGL Deduction		177,535
ASSESSED VALUE		194,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,682
TOTAL JUST VALUE		371,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015225	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1848/1436	4/03/2013	WD	U	I	30	100
GRANTOR: MYERS JOHN A						
GRANTEE: MYERS DR JOHNETTA						
1059/0181	5/31/2002	WD	Q	I		149,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MYERS JOHN A & JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 S2 FOP=[YR=2002] W40 S11 E29 U2 R2 E9 N9$ S9 W9 D2 L2 W29 S45E12 FOP=[YR=2002] E27 FGR=[YR=2002] S4 E20N24 W20 S20$ N7 W27 S7$ N7 E27N13 E20 N38$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS