LOT 42
MEADOWFIELD UNIT 1-A PB 6/148

LASSERRE CHARLES W III/BAKER MELISSA GRAINGER & JE
130 SOUTH 7TH STREET
FERNANDINA BEACH, FL 32034

2026

38-2N-27-1331-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

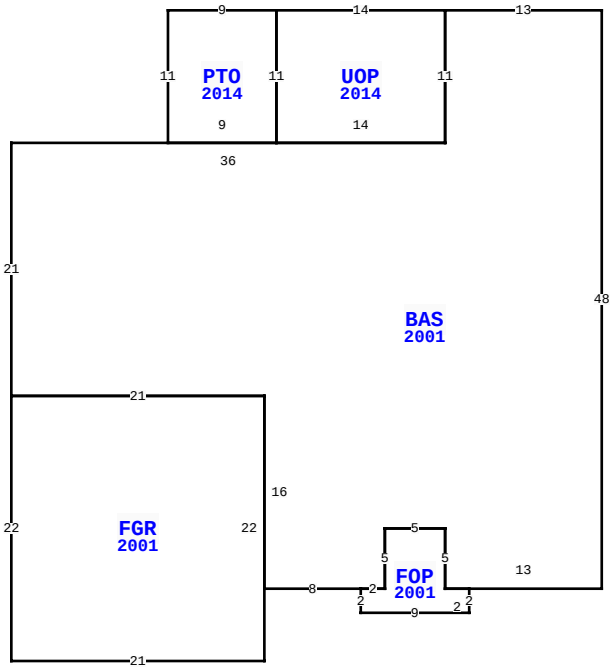
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,595	100	2001	1,595	186,711
FGR	462	55	2001	254	29,734
FOP	43	30	2001	13	1,522
PTO	99	5	2014	5	585
UOP	154	20	2014	31	3,629
TOTALS	2,353			1,898	222,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	126.9002	133.25	252,908	2001	2001	0	0	0	12.15	87.85

1 SINGLE FAM 0% - 2023 Heated Area: 1595 HX Base Yr



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

8653 FIELDSTONE DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,180
TOTAL MARKET OB/XF VALUE	802
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	287,982
SOH/AGL Deduction	0
ASSESSED VALUE	287,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,982
TOTAL JUST VALUE	287,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007704	NEW CONSTR	94,596	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/1254	3/04/2025	WD	U	I	16	157,500
GRANTOR: LASSERRE CHARLES W II						
GRANTEE: BAKER MELISSA GRAIN						
2550/1120	3/28/2022	WD	Q	I	01	315,000
GRANTOR: BAXTER BRYAN & MEGGAN						
GRANTEE: LASSERRE CHARLES II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 UOP=[YR=2014] W14 PTO=[YR=2014] W9 S11 E9 N11$ S11 E14 N11 $ S11 W36 S21 FGR=[YR=2001] S22 E21 N22 W21 $ E21 S16 E8 FOP=[YR=2001] S2 E9 N2 W2 N5 W5 S5 W2$ E2 N5 E5 S5 E13 N48 $.

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	0911	SCRN RM A	0	0	9	11	99.00	SF	18.00	18.00	100	2012	2012	3	45	802	

LAND DESCRIPTION

TOTAL OB/XF 802

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	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