LOT 65
MEADOWFIELD UNIT 1B PB 6/203

WILLIAMS ARTHUR D II & ANGELA
86246 FIELDSTONE DR
YULEE, FL 32097

2026

38-2N-27-1331-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 70
Interior Floo	11	CLAY TILE 30
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

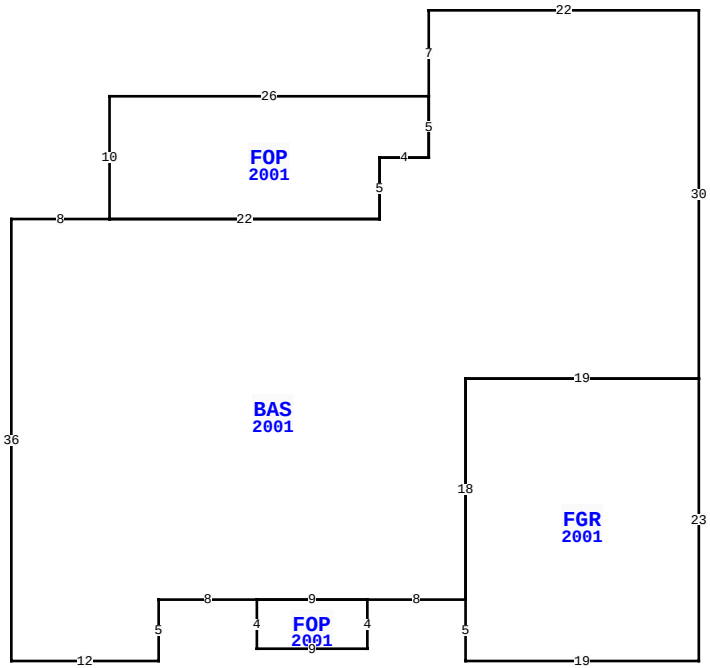
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2001	1,848	215,836
FGR	437	55	2001	240	28,031
FOP	36	30	2001	11	1,285
FOP	240	30	2001	72	8,409
TOTALS	2,561			2,171	253,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	126.1113	132.42	287,484	2001	2001	0	0	0	11.80	88.20

1 SINGLE FAM 100% - 2021 Heated Area: 1848 HX Base Yr 2021



86246 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		253,561
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		318,561
SOH/AGL Deduction		94,823
ASSESSED VALUE		223,738
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,327
TOTAL JUST VALUE		318,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1619679	REMODEL	0	07/01/2016
1631550	REMODEL	0	07/01/2016
R013544	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0699	8/10/2020	WD	Q	I	01	287,500
GRANTOR: HARDIN DONALD E & STE						
GRANTEE: WILLIAMS ARTHUR D I						
2051/0731	6/06/2016	WD	Q	I	01	195,000
GRANTOR: MAGEE BONNIE L						
GRANTEE: HARDIN DONALD E & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W22 S7 S5 W4 S5 W22 W8 S36 E12 N5 E8 E9 E8 N18 E19 N30 $
FGR=[YR=2001;ORIG=-19,48] S5 E19 N23 W19 S18 $
FOP=[YR=2001;ORIG=-22,7] W26 S10 E22 N5 E4 N5 $
FOP=[YR=2001;ORIG=-36,48] S4 E9 N4 W9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS