LOT 73
MEADOWFIELD UNIT 1B PB 6/203

NEWSOME SEBER III & CINDY L/E/
86110 FIELDSTONE DR
YULEE, FL 32097

2026

38-2N-27-1331-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

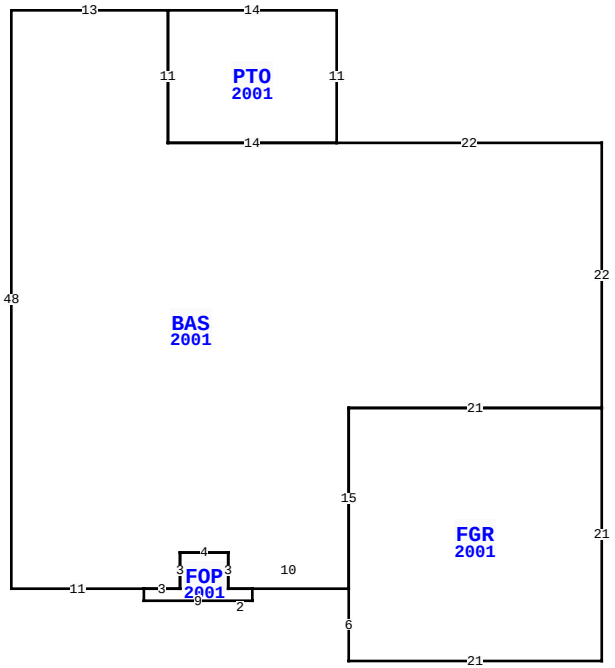
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	2001	1,629	176,403
FGR	441	55	2001	243	26,315
FOP	21	30	2001	6	649
PTO	154	5	2001	8	866
TOTALS	2,245			1,886	204,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	125.7732	132.06	249,065	2001	2001	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2002 Heated Area: 1629 HX Base Yr 2002



86110 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		204,233
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		269,233
SOH/AGL Deduction		124,042
ASSESSED VALUE		145,191
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		88,780
TOTAL JUST VALUE		269,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015273	H/AC	2,400	08/01/2001
B018530	NEW CONSTR	134,805	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1277	11/14/2023	LE	U	I	11	100
GRANTOR: NEWSOME SEBER III & C						
GRANTEE: BARNO JUSTINE RENE						
1025/1286	12/19/2001	WD	Q	I		134,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: NEWSOME SEBER III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 PTO=[YR=2001] N11 W14 S11 E14$ W14 N11 W13 S48 E11 FOP=[YR=2001] S1 E9 N1 W2 N3 W4 S3 W3$ E3 N3 E4 S3 E10 FGR=[YR=2001] 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

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