LOT 35
IN OR 1695/65
MEADOWFIELD UNIT 1B PB 6/203

BROWNING STACEY
86179 FIELDSTONE DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

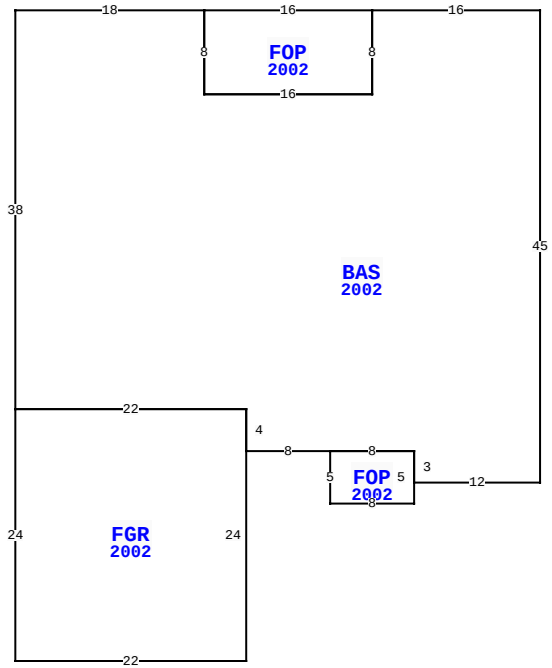
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	209,051
FGR	528	55	290	31,576
FOP	40	30	12	1,306
FOP	128	30	38	4,137
TOTALS	2,616		2,260	246,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,260	101.4790	120.51	272,353	2002	2002	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2011 Heated Area: 1920 HX Base Yr 2011



86179 FIELDSTONE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,071
TOTAL MARKET OB/XF VALUE		3,496
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,567
SOH/AGL Deduction		157,842
ASSESSED VALUE		156,725
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,725
TOTAL JUST VALUE		314,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109069	NEW CONSTR	143,362	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1695/0065	8/16/2010	WD	U	I	11	140,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BROWNING STACEY						
1695/0063	3/25/2010	QC	U	I	11	100
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FOP=[YR=2002] W16 S8 E16 N8$ S8 W16 N8 W18 S38 FGR=[YR=2002] S24 E22 N24 W22$ E22 S4 E8 FOP=[YR=2002] S5 E8 N5 W8$ E8 S3 E12 N45$.

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
1	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	2002	2002	3	83	3,496	

LAND DESCRIPTION

TOTAL OB/XF 3,496

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/24/2018 BY SBX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS