LOT 67
IN OR 1622/141
MEADOWFIELD UNIT 1B PB 6/203

O'KEEFFE DAVID E REVOC LVG TRUST/O'KEEFFE DAVID E
86208 FIELDSTONE DRIVE
YULEE, FL 32097

2023

38-2N-27-1331-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

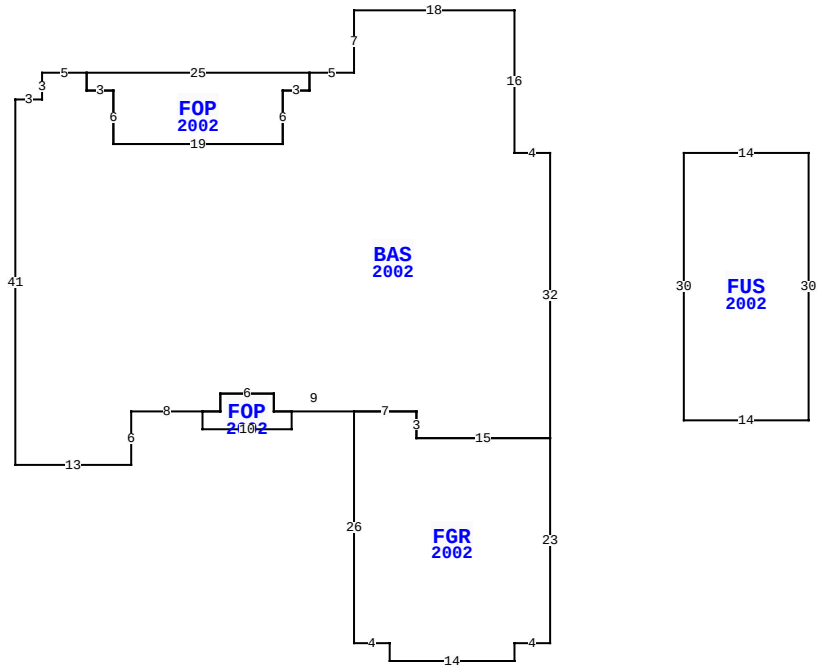
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,308	100	2,308	233,739
FGR	555	55	305	30,888
FOP	32	30	10	1,013
FOP	164	30	49	4,962
FUS	420	100	420	42,535
TOTALS	3,479		3,092	313,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,092	94.3920	112.09	346,582	2002	2002	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2010 Heated Area: 2728 HX Base Yr 2010



86208 FIELDSTONE DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,137
TOTAL MARKET OB/XF VALUE		18,939
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		397,076
SOH/AGL Deduction		196,606
ASSESSED VALUE		200,470
TOTAL EXEMPTION VALUE	VP HX HB VX WR	172,376
BASE TAXABLE VALUE		28,094
TOTAL JUST VALUE		397,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615149	ROOF	16,000	07/01/2016
B24782	ADDITION	9,084	06/01/2011
B0108865	NEW CONSTR	126,274	11/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1622/0141	5/28/2009	WD	Q	I	01	224,000
GRANTOR: RAMSEY KATHLEEN A						
GRANTEE: O'KEEFFE DAVID E TR						
1069/0133	7/17/2002	WD	Q	I		183,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RAMSEY KATHLEEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W4 N16 W18 S7 W5 FOP=[YR=2002] W25 S2 E3 S6 E19 N6 E3 N2 $ S2 W3 S6 W19 N6 W3 N2 W5 S3 W3 S41 E13 N6 E8 FOP=[YR=2002] S2 E10 N2 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E9 FGR=[YR=2002] S26 E4 S2 E14 N2 E4 N23 W15 N3 W7 $ E7 S3 E15 N32 $ PTR= E15 FUS=[YR=2002] E14 S30 W14 N30 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,457.00	SF	4.00	4.00	100	2002	2002	3	83	4,837	
3	0910	SCRN RM L	0	100	21	30	630.00	SF	15.00	15.00	100	2011	2011	3	55	5,198	
4	0855	CONC PAVER	0	100	0	0	630.00	SF	10.00	10.00	100	2011	2011	3	93	5,859	

LAND DESCRIPTION

TOTAL OB/XF 18,939

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 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS