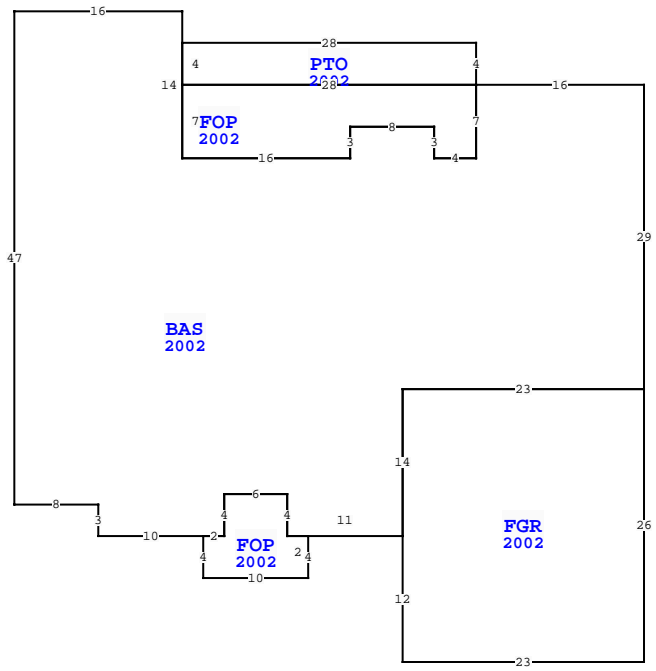




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	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
BAS	2,150	100	2,150
FGR	598	55	329
FOP	64	30	19
FOP	172	30	52
PTO	112	5	6
TOTALS	3,096		2,556

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,556	97.5840	115.88	296,189	2002	2002	0	0	15.00	85.00		
1 SNGL FAM - 100% - 2003 Heated Area: 2150 HX Base Yr 2003													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,761	
TOTAL MARKET OB/XF VALUE		42,699	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		359,460	
SOH/AGL Deduction		167,747	
ASSESSED VALUE		191,713	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		141,713	
TOTAL JUST VALUE		359,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25786	REPAIR/RRF	8,280	03/01/2012
B24852	ADDITION	18,846	06/01/2011
B15633	ADDITION	2,484	07/01/2005
R013545	NEW CONSTR	0	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/0025	1/31/2002	WD Q	Q	I		160,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RAMAGE JAMES E JR &						
0985/1418	5/11/2001	WD U	V	19		57,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	857.00	SF	5.20	5.20	100	2002	2002	3	83	3,699	
3	0910	SCRN RM L	0	100	0	1,000.00	SF	15.00	15.00	100	2011	2011	3	55	8,250	
4	0861	POOL GUNIT	0	100	0	400.00	SF	85.00	85.00	100	2011	2011	3	68	23,120	
5	0845	KOOL DECK	0	100	0	680.00	SF	7.25	7.25	100	2011	2011	3	93	4,585	

TOTAL OB/XF														42,699			
86160 FIELDSTONE DR, YULEE																	
BLD DATE		03/03/2023		NW		LGL DATE				LAND DATE				AG DATE			
XF DATE																	
INC DATE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W16 PTO=[YR=2002] N4 W28 S4 FOP=[YR=2002] S7 E16 N3 E8 S3 E4 N7 W28 \$ E28 \$ S7 W4 N3 W8 S3 W16 N14 W16 S47 E8 S3 E10 FOP=[YR=2002] S4 E10 N4 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 FGR=[YR=2002] S12 E23 N26 W23 S14 \$ N14 E23 N29 \$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										