LOT 2
FIELDS HIGHLANDS PB 5/6

CONN MARTHA REV TRUST/CONN MARTHA TRUSTEE
85044 FIELDS RD
YULEE, FL 32097

2023

42-2N-27-4440-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

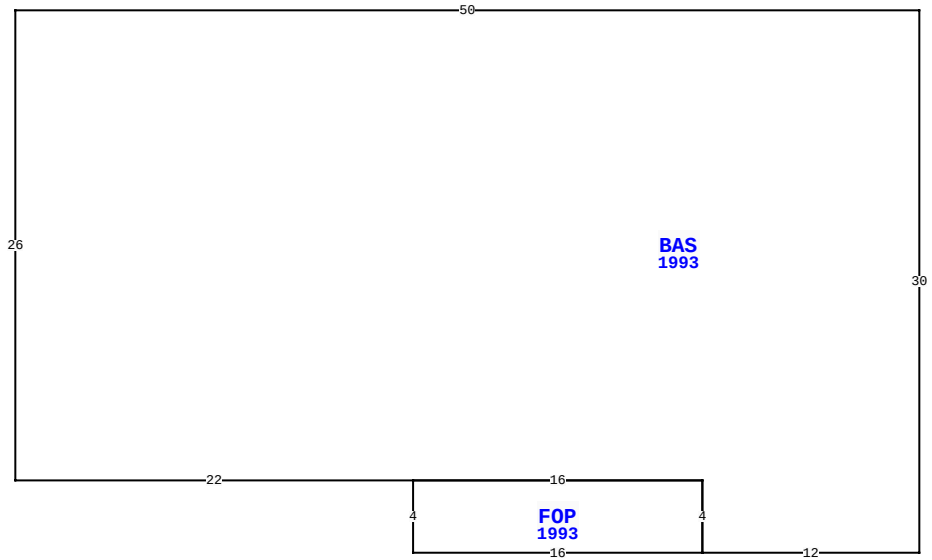
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1,348	108,539
FOP	64	30	19	1,530
TOTALS	1,412		1,367	110,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,367	134.1600	121.08	165,516	1970	1975	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1348 HX Base Yr



85044 FIELDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,068
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		161,748
SOH/AGL Deduction		87,922
ASSESSED VALUE		73,826
TOTAL EXEMPTION VALUE	HX HB WX SL	73,826
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		161,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005620	ROOF	2,000	07/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0810	6/09/2022	WD	U	I	11	100
GRANTOR: CONN MARTHA M						
GRANTEE: CONN MARTHA REVOCAB						
0100/0296	1/01/1970	TA	Q	V		900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S26 E22 FOP=[YR=1993] S4 E16 N4 W16 $ E16 S4 E12 N30 $.

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	0681	POLE SHED	0	100	20	40	800.00	SF	10.50	10.50	100	1986	1986	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	0007	RS-2	109.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/12/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS