

LOT 6
IN OR 1864/1195
LANCEFORD PB 6/356

FIELDS TIMOTHY J & TINA L
96112 DOWLING DR
YULEE, FL 32097

2023

45-3N-28-121L-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

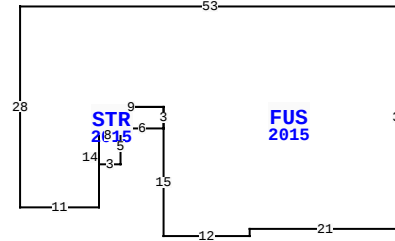
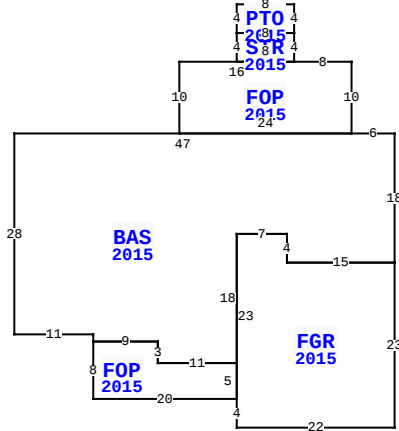
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1,289	164,944
FGR	534	55	294	37,620
FOP	127	30	38	4,863
FOP	240	30	72	9,213
FUS	1,469	100	1,469	187,976
PTO	32	5	2	256
STR	32	10	3	384
STR	42	10	4	512
TOTALS	3,765		3,171	405,768

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50	
3	0812	CONCRETE C	0 100	0	0	1,381.00	SF	4.00	4.00	
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	
5	0855	CONC PAVER	0 100	94	5	470.00	SF	10.00	10.00	
6	0300	BOAT DCK W	0 100	0	0	1,161.00	SF	40.00	40.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000116	C	SFR MARSH	100		RS-1	100.00	215.00	100.00	FF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,171	111.0900	131.92	418,318	2015	2015	0	0	0	3.00	97.00
1 SNGL FAM - 100% - 2016 Heated Area: 2758 HX Base Yr 2016												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 405,768									
TOTAL MARKET OB/XF VALUE 79,737									
TOTAL LAND VALUE - MARKET 150,000									
TOTAL MARKET VALUE 635,505									
SOH/AGL Deduction 196,746									
ASSESSED VALUE 438,759									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 388,759									
TOTAL JUST VALUE 635,505									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 522,383									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632493	SWIM POOL	35,000	06/01/2016
B1530246	CO ISSUED	0	07/08/2015
B1530246	NEW CONSTR	345,593	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/1195	6/05/2013	WD	Q	V	01	89,000
GRANTOR: PEACOCK MARSHA TRUSTE						
GRANTEE: FIELDS TIMOTHY J &						
1740/0531	5/19/2011	QC	U	V	11	100
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: PEACOCK CONSULTING						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] W6 FOP=[YR=2015] N10 W8 STR=[YR=2015] N4 PTO=[YR=2015] N4 W8 S4 E8\$ W8 S4 E8\$ W16 S10 E24\$ W47 S28 E11 S1 FOP=[YR=2015] S8 E20 FGR=[YR=2015] S4 E22 N23 W15 N4 W7 S23\$ N5 W11 N3 W9\$ E9 S3 E11 N18 E7 S4 E15 N18\$ PTR=[YR=2015] E20 FUS=[YR=2015] E53 S31 W21 S1 W12 N15 STR=[YR=2015] W6 S5 W3 N8 E9 S3\$ N3 W9 S14 W11 N28\$ W20\$.									

LAND DESCRIPTION										TOTAL OB/XF										79,737									
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	000116	C	SFR MARSH	100		RS-1	100.00	215.00	100.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	150,000												
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