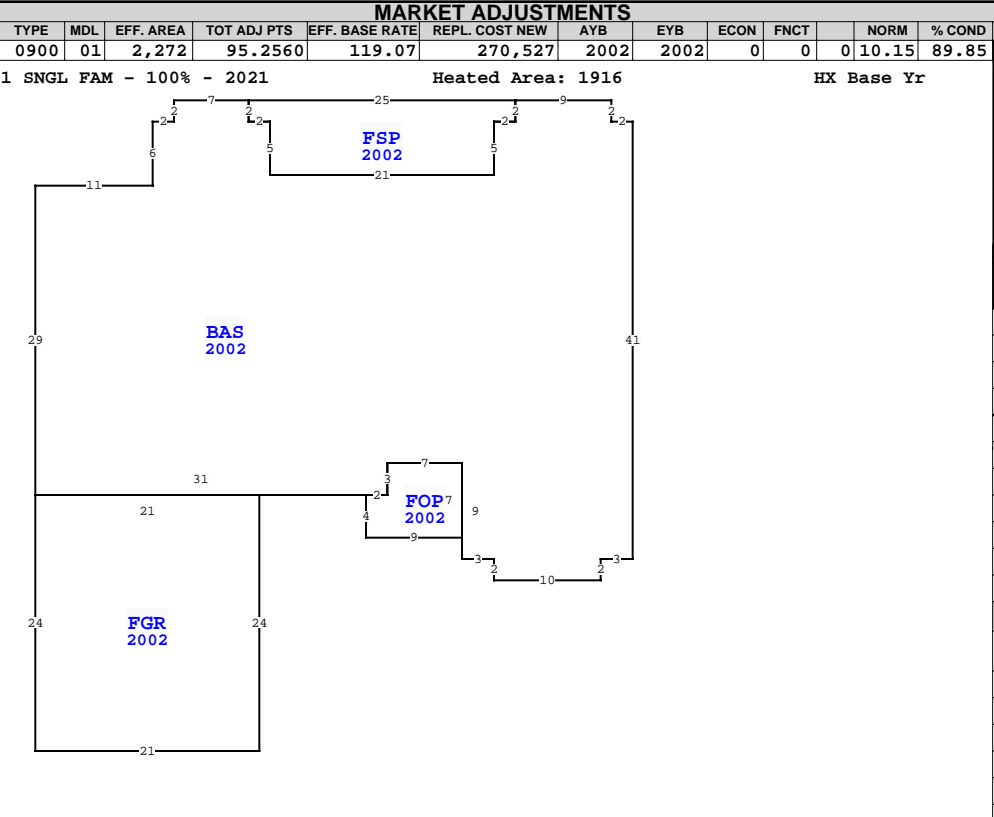


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100
Occupancy	00 NONE 100



Quality	01 Quality Level 01			
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	1,916	100	1,916	204,982
FGR	504	55	277	29,634
FOP	57	30	17	1,819
FSP	155	40	62	6,633
TOTALS	2,632		2,272	243,069

86195 FIELDSTONE DR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE	01/01/2019	KB
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0811	CONCRETE B	0	100	0	0			5.20	100	2002	2002	3	82	3,629	

TOTAL OB/XF												3,629				
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LAND DESCRIPTION																								
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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA																													
Total Acres: 0.00						Total Land Value: 65,000						Market: 0						Agricultural: 0						Common: 65,000					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	243,069		
TOTAL MARKET OB/XF VALUE	3,629		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	311,698		
SOH/AGL Deduction	0		
ASSESSED VALUE	311,698		
TOTAL EXEMPTION VALUE	13	311,698	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	311,698		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	313,772		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108905	NEW CONSTR	128,692	11/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/0020	5/01/2002	WD Q	Q	I		134,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: ROBERSON RUSSELL D						
1011/0630	10/05/2001	WD U	V	19		55,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2002] W9 FSP=[YR=2002] W25 S2 E2 S5 E21 N5 E2 N2\$ S2 W2 S5 W21 N5 W2 N2 W7 S2 W2 S6 W11 S29 FGR=[YR=2002] S24 E21 N24 W21\$ E31 FOP=[YR=2002] S4 E9 N7 W7 S3 W2\$ E2 N3 E7 S9 E3 S2 E10 N2 E3 N41 W2 N2\$.