

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

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

2024

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

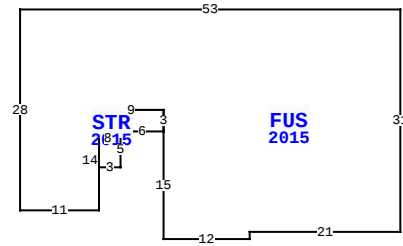
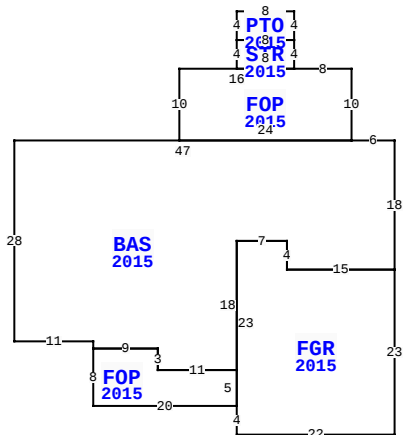
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,289	100	1,289	172,726
FGR	534	55	294	39,396
FOP	127	30	38	5,092
FOP	240	30	72	9,648
FUS	1,469	100	1,469	196,846
PTO	32	5	2	268
STR	32	10	3	402
STR	42	10	4	536
TOTALS	3,765		3,171	424,914

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	NOTES
1	000116	C	SFR MARSH	100		RSF	1100.00	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	138.86	440,325	2015	2015	0	0	3.50	96.50
1 SNGL FAM - 100% - 2016						Heated Area: 2758			HX Base Yr 2016		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										424,914	
TOTAL MARKET OB/XF VALUE										77,231	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										702,145	
SOH/AGL Deduction										250,223	
ASSESSED VALUE										451,922	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										401,922	
TOTAL JUST VALUE										702,145	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										635,505	

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											
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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\$.											

TOTAL OB/XF											
77,231											
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