LOT 30
IN OR 2117/918
MEADOWFIELD UNIT 1B PB 6/203

2017-1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

2025

38-2N-27-1331-0030-0000

BUILDING CHARACTERISTICS

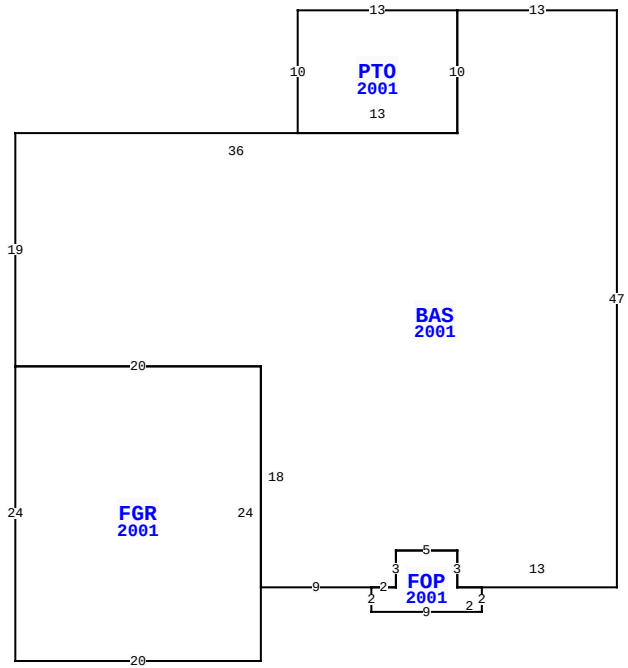
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2001	1,568	182,059
FGR	480	55	2001	264	30,653
FOP	33	30	2001	10	1,161
PTO	130	5	2001	6	697
TOTALS	2,211			1,848	214,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,848	99.0000	130.68	241,497	2001	2001	0	0	0	11.15	88.85

1 SNGL FAM – 0% - 0 Heated Area: 1568 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86257 FIELDSTONE DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,570
TOTAL MARKET OB/XF VALUE	5,330
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	284,900
SOH/AGL Deduction	23,618
ASSESSED VALUE	261,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,282
TOTAL JUST VALUE	284,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017897	NEW CONSTR	94,596	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0918	4/28/2017	SW	U	I	11	100
GRANTOR: IH3 PROPERTY FLORIDA						
GRANTEE: 2017 1 IH BORROWER						
1901/1510	1/31/2014	WD	Q	I	02	151,000
GRANTOR: HAMPTON ROBIN C & KEV						
GRANTEE: IH3 PROPERTY FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 PTO=[YR=2001] W13 S10 E13 N10 $ S10 W36 S19 FGR=[YR=2001] S24 E20 N24 W20 $ E20 S18 E9 FOP=[YR=2001] S2 E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5 S3 E13 N47 $.

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	0810	CONCRETE A	0	0	0	0	798.00	SF	6.50	6.50	100	2001	2001	3	79	4,098	
2	0475	VF 4 SBPL	0	0	0	0	160.00	LF	14.00	14.00	100	2002	2002	3	55	1,232	

LAND DESCRIPTION

TOTAL OB/XF 5,330

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	RES	0		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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS