

LOT 35
IN OR 1695/65
MEADOWFIELD UNIT 1B PB 6/203

BROWNING STACEY
86179 FIELDSTONE DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4045.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2002	1,920	217,699
FGR	528	55	2002	290	32,882
FOP	40	30	2002	12	1,361
FOP	128	30	2002	38	4,308
TOTALS	2,616			2,260	256,250

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B

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	80	3,370	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,260	96.1380	126.90	286,794	2002	2002	0	0	0	10.65
1 SNGL FAM - 100% - 2011 Heated Area: 1920 HX Base Yr 2011											

86179 FIELDSTONE DR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,370											

TOTAL OB/XF															3,370	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00						

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,250	
TOTAL MARKET OB/XF VALUE		3,370	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		324,620	
SOH/AGL Deduction		158,512	
ASSESSED VALUE		166,108	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		115,386	
TOTAL JUST VALUE		324,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109069	NEW CONSTR	143,362	12/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1695/0065	8/16/2010	WD	U	I	11	140,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: BROWNING STACEY							
1695/0063	3/25/2010	QC	U	I	11	100	
GRANTOR: SUNTRUST MORTGAGE INC							
GRANTEE: FEDERAL HOME LOAN M							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W16 FOP=[YR=2002] W16 S8 E16 N8\$ S8 W16 N8 W18 S38 FGR=[YR=2002] S24 E22 N24 W22\$ E22 S4 E8 FOP=[YR=2002] S5 E8 N5 W8\$ E8 S3 E12 N45\$.	