LOT 69
IN OR 1058/382
MEADOWFIELD UNIT 1B PB 6/203

CHAPP THOMAS E
86174 FIELDSTONE DRIVE
YULEE, FL 32097

2025

38-2N-27-1331-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

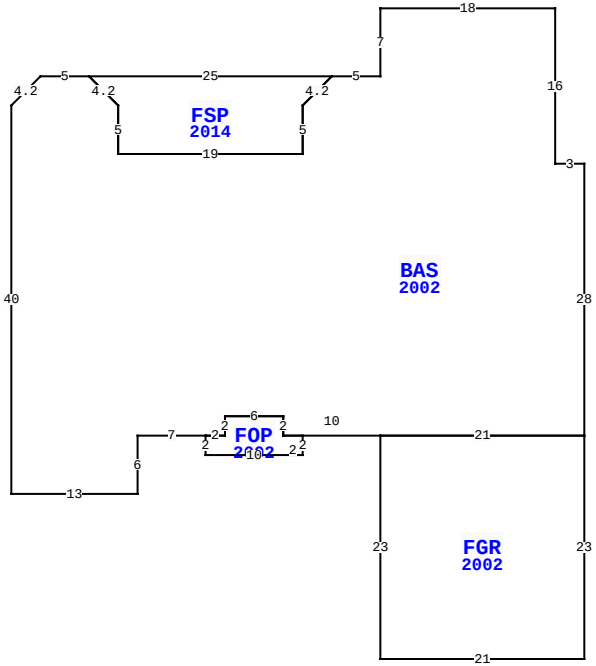
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,183	100	2002	2,183	238,020
FGR	483	55	2002	266	29,003
FOP	32	30	2002	10	1,090
FSP	161	40	2014	64	6,978
TOTALS	2,859			2,523	275,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,523	92.4480	122.03	307,882	2002	2002	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2003 Heated Area: 2183 HX Base Yr 2003



86174 FIELDSTONE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,093
TOTAL MARKET OB/XF VALUE		6,561
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,654
SOH/AGL Deduction		169,654
ASSESSED VALUE		177,000
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		121,278
TOTAL JUST VALUE		346,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108906	NEW CONSTR	150,000	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/0382	5/28/2002	WD	Q	I		152,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CHAPP THOMAS E						
0993/1192	6/22/2001	WD	U	V	19	57,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 N16 W18 S7 W5 FSP=[YR=2014] W25 D3 R3 S5 E19 N5 R3 U3 $ D3 L3 S5 W19 N5 L3 U3 W5 D3 L3 S40 E13 N6 E7 FOP=[YR=2002] S2 E10 N2 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E10 FGR=[YR=2002] S23 E21 N23 W21 $ E21 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	862.00	SF	5.20	5.20	100	2002	2002	3	80	3,586	

LAND DESCRIPTION

TOTAL OB/XF 6,561

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	100	0003	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 PRINTED 07/30/2025 BY SYS