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

BROWNING STACEY
86179 FIELDSTONE DRIVE
YULEE, FL 32097

2026

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

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

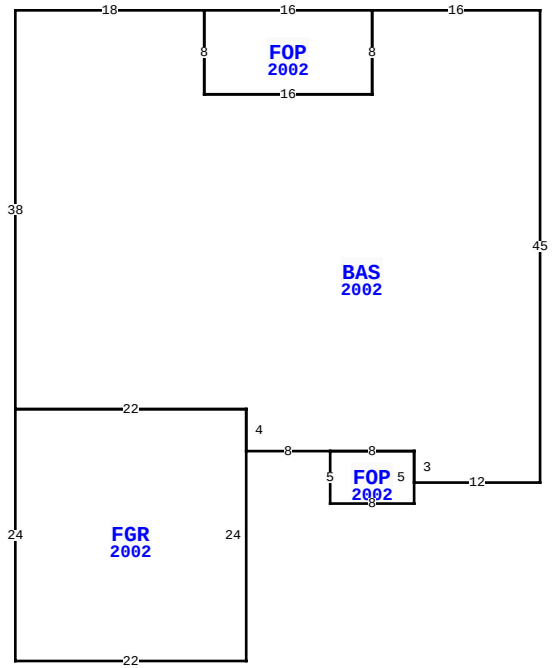
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2002	1,920	220,047
FGR	528	55	2002	290	33,236
FOP	40	30	2002	12	1,375
FOP	128	30	2002	38	4,355
TOTALS	2,616			2,260	259,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	122.8430	128.99	291,517	2002	2002	0	0	0	11.15	88.85

1 SINGLE 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	04/14/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,013
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,013
SOH/AGL Deduction		153,420
ASSESSED VALUE		170,593
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,182
TOTAL JUST VALUE		324,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,620

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS