LOT 39
IN OR 1159/239
MEADOWFIELD UNIT 1B PB 6/203

BROWN KEVIN G SR & CORLISS E
86111 FIELDSTONE DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

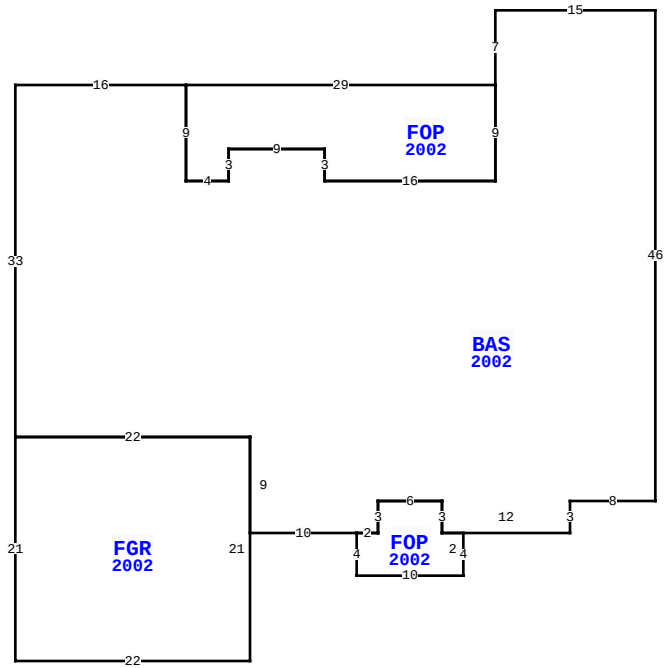
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,151	100	2002	2,151	242,814
FGR	462	55	2002	254	28,673
FOP	58	30	2002	17	1,919
FOP	234	30	2002	70	7,902
TOTALS	2,905			2,492	281,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	120.9984	127.05	316,609	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2025 Heated Area: 2151 HX Base Yr



86111 FIELDSTONE DR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,307
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,307
SOH/AGL Deduction		0
ASSESSED VALUE		346,307
TOTAL EXEMPTION VALUE	13	346,307
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108889	NEW CONSTR	195,900	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/0239	8/04/2003	WD	U	I	07	100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BROWN KEVIN G SR &						
1062/0706	6/13/2002	WD	Q	I		141,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: BROWN KEVIN SR & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 S7 FOP=[YR=2002] W29 S9 E4 N3 E9 S3 E16 N9 $ S9 W16 N3 W9 S3 W4 N9 W16 S33 FGR=[YR=2002] S21 E22 N21 W22 $ E22 S9 E10 FOP=[YR=2002] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E12 N3 E8 N46 $.

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