LOT 63
IN OR 1560/1529
MEADOWFIELD UNIT 1B PB 6/203

SAGE JERRY R JR & CYNTHIA C
86294 FIELDSTONE DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

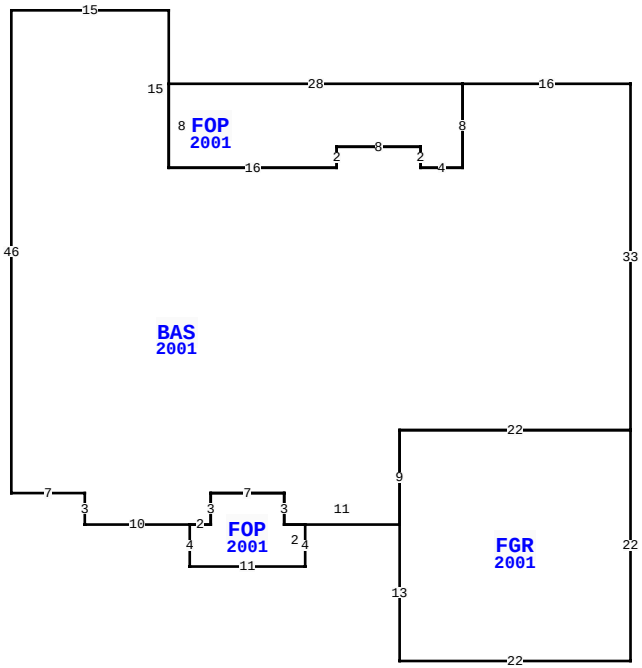
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4045.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2001	2,135	238,702
FGR	484	55	2001	266	29,740
FOP	65	30	2001	20	2,236
FOP	208	30	2001	62	6,932
TOTALS	2,892			2,483	277,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	120.9984	127.05	315,465	2001	2001	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2009 Heated Area: 2135 HX Base Yr 2009



86294 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		277,609
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		342,609
SOH/AGL Deduction		161,326
ASSESSED VALUE		181,283
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,872
TOTAL JUST VALUE		342,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015249	H/AC	3,335	08/01/2001
B0108406	NEW CONSTR	152,440	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/1529	4/14/2008	WD	Q	I		195,700
GRANTOR: WALKER ELEANORE F &						
GRANTEE: SAGE JERRY R JR & C						
1560/1527	4/14/2008	WD	Q	I		195,700
GRANTOR: SMITH MICHAEL P & BAR						
GRANTEE: WALKER ELEANORE ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FOP=[YR=2001] W28 S8 E16 N2 E8 S2 E4 N8 $ S8 W4 N2 W8 S2 W16 N15 W15 S46 E7 S3 E10 FOP=[YR=2001] S4 E11 N4 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E11 FGR=[YR=2001] S13 E22 N22 W22 S9 $ N9 E22 N33 $.

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	000134	C	RES POND	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