LOT 64
IN OR 2093/906
MEADOWFIELD UNIT 1B PB 6/203

VANDERHOFF STEPHEN & ALLISON
88262 FIELDSTONE DR
YULEE, FL 32097

2026

38-2N-27-1331-0064-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

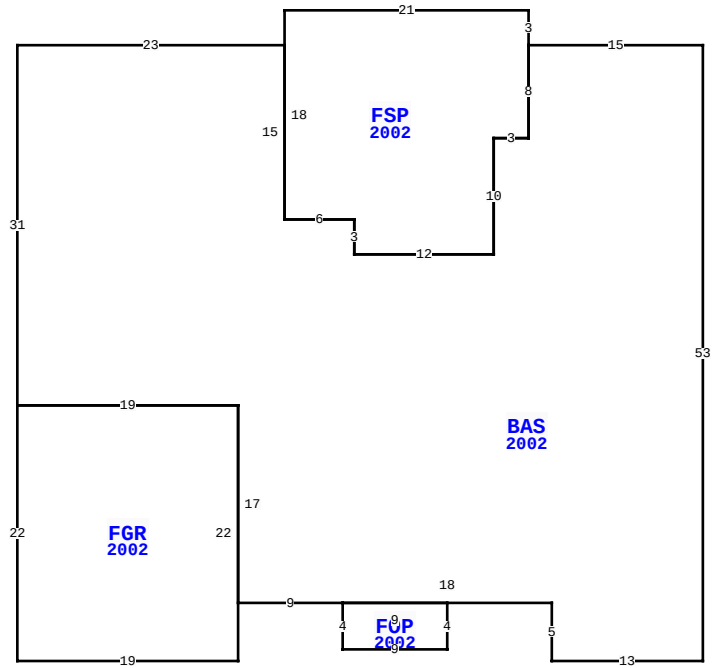
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2002	2,244	247,290
FGR	418	55	2002	230	25,346
FOP	36	30	2002	11	1,212
FSP	393	40	2002	157	17,302
TOTALS	3,091			2,642	291,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	118.1280	124.03	327,687	2002	2002	0	0	0	11.15	88.85

1 SINGLE FAM 100% - 2018 Heated Area: 2244 HX Base Yr 2018



86262 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		291,150
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		356,150
SOH/AGL Deduction		133,736
ASSESSED VALUE		222,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,003
TOTAL JUST VALUE		356,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210333	XFOB	4,000	11/01/2002
P015160	NEW CONSTR	123	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0906	8/01/2016	WD	U	I	11	100
GRANTOR: VANDERHOFF EDWARD & D						
GRANTEE: VANDERHOFF STEPHEN						
2062/0998	8/01/2016	WD	U	I	37	147,000
GRANTOR: VANDERHOFF EDWARD & D						
GRANTEE: VANDERHOFF STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FSP=[YR=2002] N3 W21 S18 E6 S3 E12 N10 E3 N8 $ S8 W3 S10 W12 N3 W6 N15 W23 S31 FGR=[YR=2002] S22 E19 N22 W19 $ E19 S17 E9 FOP=[YR=2002] S4 E9 N4 W9 $ E18 S5 E13 N53 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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