LOT 70
IN OR 1034/25
MEADOWFIELD UNIT 1B PB 6/203

RAMAGE JAMES E JR & SHIRLEY T
86160 FIELDSTONE DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

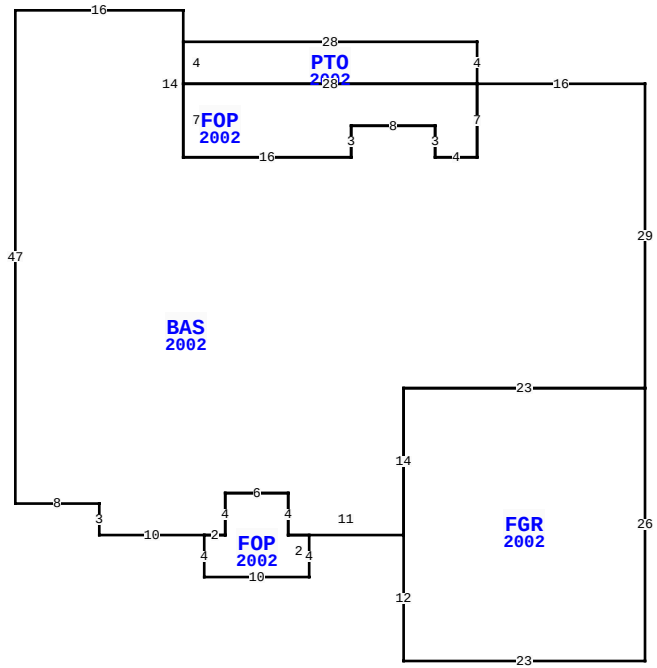
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,150	100	2002	2,150	220,665
FGR	598	55	2002	329	33,767
FOP	64	30	2002	19	1,950
FOP	172	30	2002	52	5,337
PTO	112	5	2002	6	616
TOTALS	3,096			2,556	262,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,556	118.1280	124.03	317,021	2002	2002	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2003 Heated Area: 2150 HX Base Yr 2003



86160 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		262,335
TOTAL MARKET OB/XF VALUE		55,140
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		382,475
SOH/AGL Deduction		173,799
ASSESSED VALUE		208,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,265
TOTAL JUST VALUE		382,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25786	REPAIR/RRF	8,280	03/01/2012
B24852	ADDITION	18,846	06/01/2011
B15633	ADDITION	2,484	07/01/2005
R013545	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/0025	1/31/2002	WD	Q	I		160,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: RAMAGE JAMES E JR &						
0985/1418	5/11/2001	WD	U	V	19	57,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 PTO=[YR=2002] N4 W28 S4 FOP=[YR=2002] S7 E16 N3 E8 S3 E4 N7 W28 $ E28 $ S7 W4 N3 W8 S3 W16 N14 W16 S47 E8 S3 E10 FOP=[YR=2002] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E11 FGR=[YR=2002] S12 E23 N26 W23 S14 $ N14 E23 N29 $.

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	84	2,940	
3	0911	SCRN RM A	0	100	0	0	1,000.00	SF	18.00	18.00	100	2011	2011	3	40	7,200	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 55,140

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