LOT 74
IN OR 955/1728
MEADOWFIELD UNIT 1-A PB 6/148

JENKINS JOSEPH S & LORI A
86104 FIELDSTONE DRIVE
YULEE, FL 32097

2026

38-2N-27-1331-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

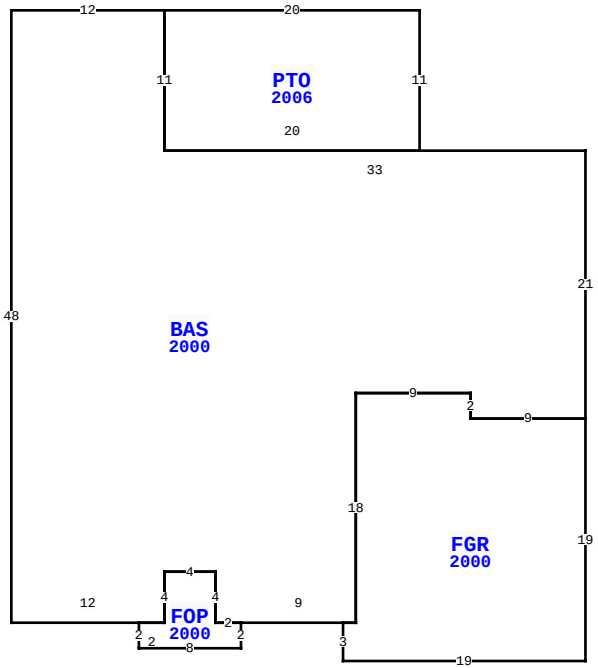
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,475	100	2000	1,475	173,773
FGR	363	55	2000	200	23,562
FOP	32	30	2000	10	1,178
PTO	220	5	2006	11	1,296
TOTALS	2,090			1,696	199,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	127.6500	134.03	227,315	2000	2000	0	0	0	12.10	87.90

1 SINGLE FAM 100% - 2001 Heated Area: 1475 HX Base Yr 2001



86104 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		199,810
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,645
SOH/AGL Deduction		112,454
ASSESSED VALUE		155,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,780
TOTAL JUST VALUE		267,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007330	NEW CONSTR	84,852	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0955/1728	10/26/2000	WD	Q	I		113,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: JENKINS JOSEPH & LO						
0940/0903	7/13/2000	WD	U	V	19	26,500
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-45,0] E12 S11 E33 S21 W9 N2 W9 S18 W9 W2 N4 W4 S4 W12 N48 $
FGR=[YR=2000;ORIG=0,32] S19 W19 N3 E1 N18 E9 S2 E9 $
PTO=[YR=2006;ORIG=-33,0] E20 S11 W20 N11 $
FOP=[YR=2000;ORIG=-27,48] S2 W8 N2 E2 N4 E4 S4 E2 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	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