



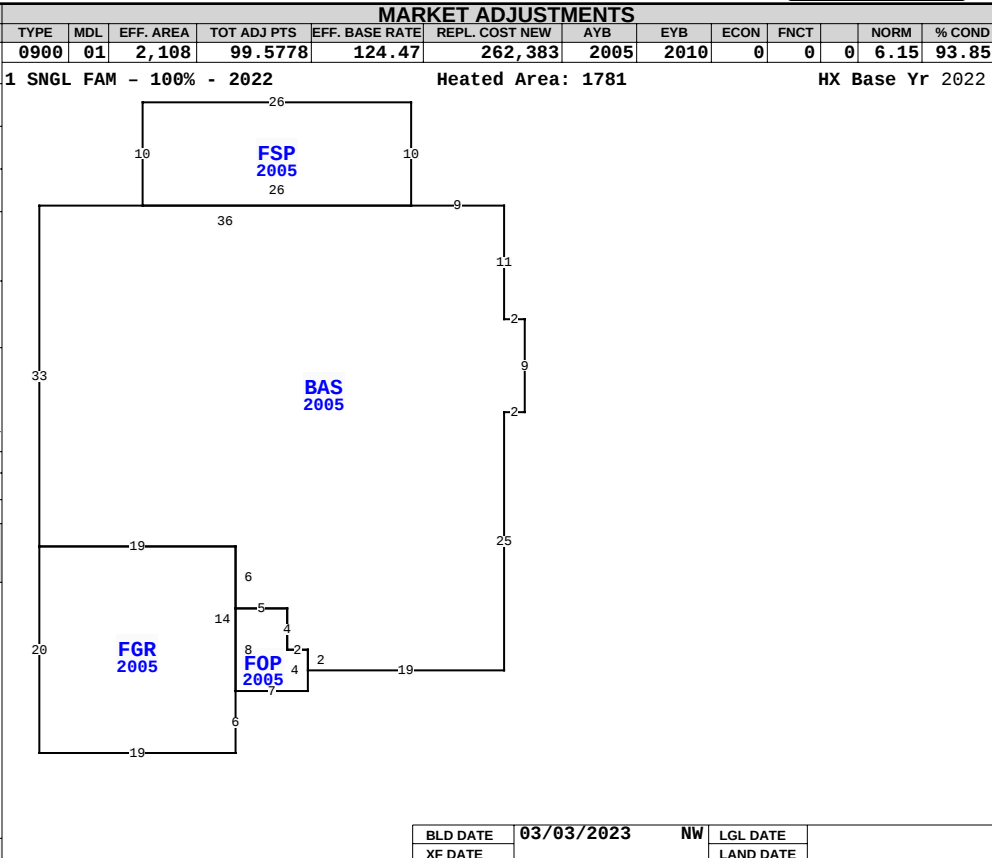
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	208,048
FGR	380	55	209	24,414
FOP	48	30	14	1,636
FSP	260	40	104	12,149
TOTALS	2,469		2,108	246,246

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	763.00	SF	5.20	5.20	



86533 MEADOWWOOD DR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,246	
TOTAL MARKET OB/XF VALUE		6,527	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		317,773	
SOH/AGL Deduction		124,981	
ASSESSED VALUE		192,792	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		142,792	
TOTAL JUST VALUE		317,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509868	H/AC	0	06/01/2005
M0509868	H/AC	0	06/01/2005
E0515151	ELEC OTHER	2,000	06/01/2005
P09378	OTHER	0	04/01/2005
R07423	REPAIR/RRF	1,500	04/01/2005
B14908	NEW CONSTR	125,453	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2498/1814	9/07/2021	WD Q	I	01	
GRANTOR: HAYES TRAVIS A & DANI					
GRANTEE: MACAULAY ROBERT B &					
1861/0002	5/31/2013	WD U	I	30	100
GRANTOR: HAYES DANIELLE A ETAL					
GRANTEE: HAYES TRAVIS A & DA					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W9 FSP=[YR=2005] N10 W26 S10 E26\$ W36 S33											
FGR=[YR=2005] S20 E19 N6 FOP=[YR=2005] E7 N4 W2 N4 W5 S8\$ N14											
W19\$ E19 S6 E5 S4 E2 S2 E19 N25 E2 N9 W2 N11\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	65,000.00	65,000.00	65,000								