



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	1993	1,686	187,855
FCP	469	25	1993	117	13,036
FOP	112	30	1993	34	3,789
FST	78	55	1993	43	4,791
USP	340	30	2024	102	11,365
TOTALS	2,685			1,982	220,836

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	26	20	520.00	SF	35.00	
4	0200	BARN WD 0-	0 100	26	32	832.00	SF	20.00	
5	0351	CARPORT MT	0 100	26	22	572.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	4.04

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,982	120.5400	167.55	332,084	1978	1978	0	0	0 33.50	66.50
1 SNGL FAM 100% - 0 Heated Area: 1686 HX Base Yr 1977											
BLD DATE: 05/08/2026 MLU											

86004 MACAW RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,836	
TOTAL MARKET OB/XF VALUE		11,074	
TOTAL LAND VALUE - MARKET		363,600	
TOTAL MARKET VALUE		595,510	
SOH/AGL Deduction		429,213	
ASSESSED VALUE		166,297	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		114,886	
TOTAL JUST VALUE		595,510	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7897	REPAIR/RRF	1,000	03/06/1992
7897	REPAIR/RRF	1,000	03/06/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0702/0634	4/14/1994	WD U	I	I	10	100	
GRANTOR: FLOOD LOUISE ETAL							
GRANTEE: DAVIS DONALD & IRIS							
0234/0227	12/31/1976	WD D	V			12,500	
GRANTOR: FLOOD LOUISE O							
GRANTEE: DAVIS DONALD TEXAS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-13,0] W64 S29 E26 E28 N17 E10 N6 N6 \$									
FCP=[YR=1993;ORIG=-23,29] E23 N23 W13 S6 W10 S17 \$									
FOP=[YR=1993;ORIG=-51,29] S4 E28 N4 W28 \$									
FST=[YR=1993;ORIG=0,0] W13 S6 E13 N6 \$									
USP=[YR=2024;ORIG=0,0] W13 W21 N10 E34 S10 \$									