LOT 41
CONSERVATION ESMT PT 1154/655
MEADOWFIELD #3 PB 6/321-323

SCHLUTER REVOCABLE LIVING TRUST/SCHLUTER WILLIAM C
86599 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

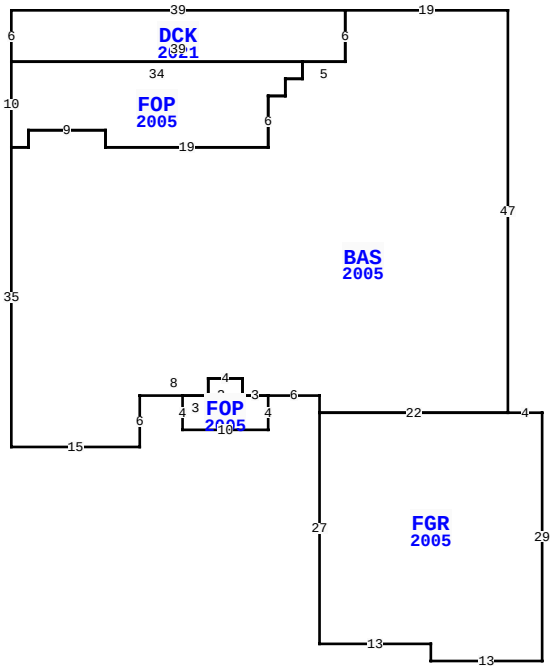
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2005	2,208	282,088
DCK	234	10	2021	23	2,938
FGR	728	55	2005	400	51,103
FOP	48	30	2005	14	1,789
FOP	294	30	2005	88	11,242
TOTALS	3,512			2,733	349,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	128.6160	135.05	369,092	2005	2015	0	0	0	5.40	94.60

1 SINGLE FAM 100% - 2026 Heated Area: 2208 HX Base Yr 2026



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 04/14/2026 MLU
INC DATE			AG DATE

86599 MEADOWWOOD DR, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,161
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		91,000
TOTAL MARKET VALUE		443,206
SOH/AGL Deduction		0
ASSESSED VALUE		443,206
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,795
TOTAL JUST VALUE		443,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09999	MECH OTHER	0	07/01/2005
E0515180	ELEC OTHER	2,000	06/01/2005
P0509426	OTHER	0	05/01/2005
C0414251	CO ISSUED	176,249	12/01/2004
R047009	REPAIR/RRF	1,500	12/01/2004
B0414251	NEW CONSTR	176,249	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/406	5/27/2025	WD	Q	I	01	625,000
GRANTOR: MCCARTHY MICHAEL						
GRANTEE: SCHLUTER REVOCABLE						
2662/281	8/02/2023	WD	Q	I	01	510,000
GRANTOR: GROSSMAN RANDY & ANDR						
GRANTEE: MCCARTHY MICHAEL						

BUILDING NOTES

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	2005	2005	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W19 S6 W5 S2 W2 S2 W2 S6 W19 N2 W9 S2 W2 S35 E15 N6 E8 E3 W3 N2 E4 S2 E3 E6 S2 E22 N47 $
FGR=[YR=2005;ORIG=-22,47] S27 E13 S2 E13 N29 W4 W22 $
FOP=[YR=2005;ORIG=-58,6] S10 E2 N2 E9 S2 E19 N6 E2 N2 E2 N2 W34 $
DCK=[YR=2021;ORIG=-19,0] W39 S6 E39 N6 $
FOP=[YR=2005;ORIG=-38,45] S4 E10 N4 W3 N2 W4 S2 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	1.40	65,000.00	91,000.00	91,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 07/09/2026 BY SYS