LOT 45
MEADOWFIELD #3 PB 6/321-323

MACAULAY ROBERT B & PATRICIA L
86533 MEADOWWOOD DR
YULEE, FL 32097

2026

38-2N-27-1332-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

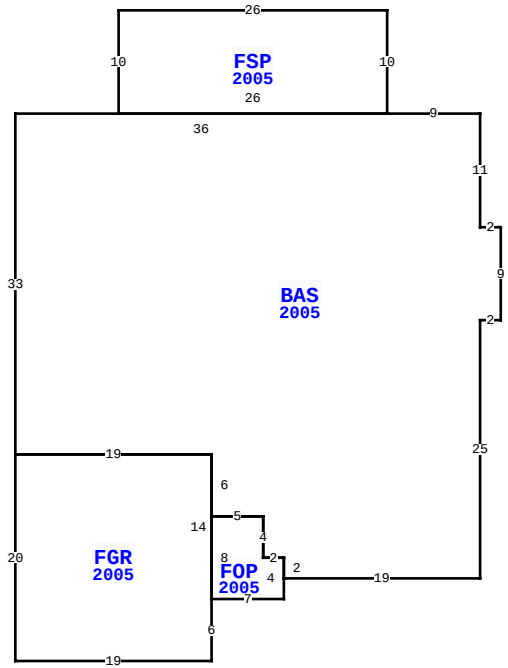
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,781	100	2005	1,781	217,458
FGR	380	55	2005	209	25,518
FOP	48	30	2005	14	1,709
FSP	260	40	2005	104	12,699
TOTALS	2,469			2,108	257,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	128.7034	135.14	284,875	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2022 Heated Area: 1781 HX Base Yr 2022



86533 MEADOWWOOD 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		257,385
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		325,430
SOH/AGL Deduction		121,691
ASSESSED VALUE		203,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,328
TOTAL JUST VALUE		325,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,063

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	SALE PRICE
2498/1814	9/07/2021	WD	Q	I	01	340,000
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 W2 N4 W5 S8$ N14
W19$ E19 S6 E5 S4 E2 S2 E19 N25 E2 N9 W2 N11$.

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	

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	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