PT GOVT LOT 1 OF SEC 7-1S-23E
& PT GOVT LOT 1 OF
SEC 8-1S-23E IN OR 688/935

PEEBLES MACK R JR & BEVERLY A
12133 PEEBLES PLACE
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

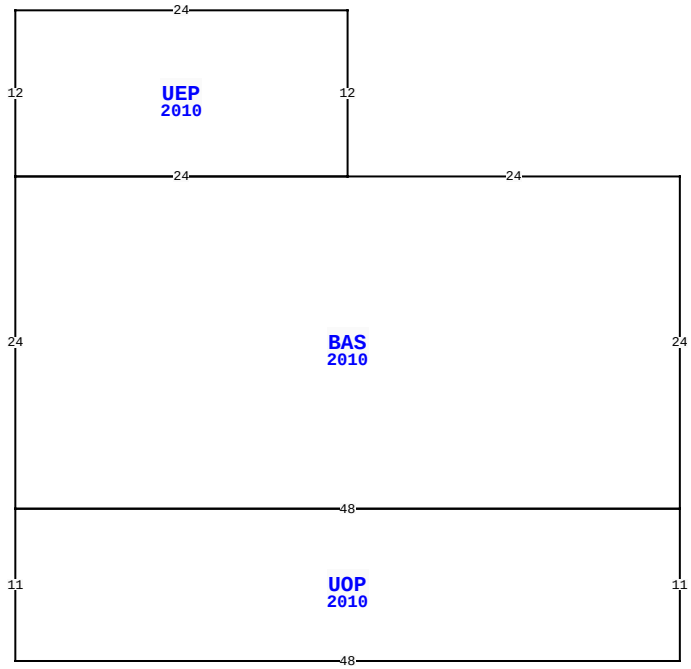
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	45,552
UEP	288	70	202	7,987
UOP	528	25	132	5,220
TOTALS	1,968		1,486	58,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,486	122.8000	85.96	127,737	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

12201 PEEPLES PL, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	222,786
TOTAL MARKET OB/XF VALUE	17,287
TOTAL LAND VALUE - MARKET	172,420
TOTAL MARKET VALUE	303,748
SOH/AGL Deduction	34,318
ASSESSED VALUE	269,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,430
TOTAL JUST VALUE	412,493
NCON VALUE	164,027
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004422	CO ISSUED	0	03/22/2022
22000138	MH MOVE-ON	0	01/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0688/0935	9/14/1993	TD	U	V	09	100,000
GRANTOR: FORBUS CHARLOTTE C TR						
GRANTEE: PEEBLES MACK R JR &						
0635/0705	9/05/1991	QC	U	V	01	100
GRANTOR: FORBUS CHARLOTTE C						
GRANTEE: FORBUS CHARLOTTE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 UEP=[YR=2010] N12 W24 S12 E24$ W24 S24
UOP=[YR=2010] S11 E48 N11 W48$ E48 N24$.

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	0510	GARAGE WD-	0	0	60	30	1,800.00	SF	35.00	35.00	100	1997	1997	3	26	16,380	
2	0810	CONCRETE A	0	0	31	6	186.00	SF	6.50	6.50	100	1997	1997	3	75	907	

LAND DESCRIPTION

TOTAL OB/XF 17,287

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005902	A	HARDWOOD SI	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	175.00	175.00	1,838							
3	005970	A	AGRI-POND	0			0.00	0.00	1.10	AC		1.00	1.00	1.00	70.00	70.00	77							
4	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	14.60	AC		1.00	1.00	1.10	7,000.00	7,700.00	112,420							
6	005000	C	RURAL HOME	0					1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/17/2022 BY TW Total Acres: 17.60 Total Land Value: 63,675 Market: 112,420 Agricultural: 3,675 Common: 60,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 OF SEC 7-1S-23E
& PT GOVT LOT 1 OF
SEC 8-1S-23E IN OR 688/935

PEEBLES MACK R JR & BEVERLY A
12133 PEEBLES PLACE
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0004-0070

BUILDING CHARACTERISTICS

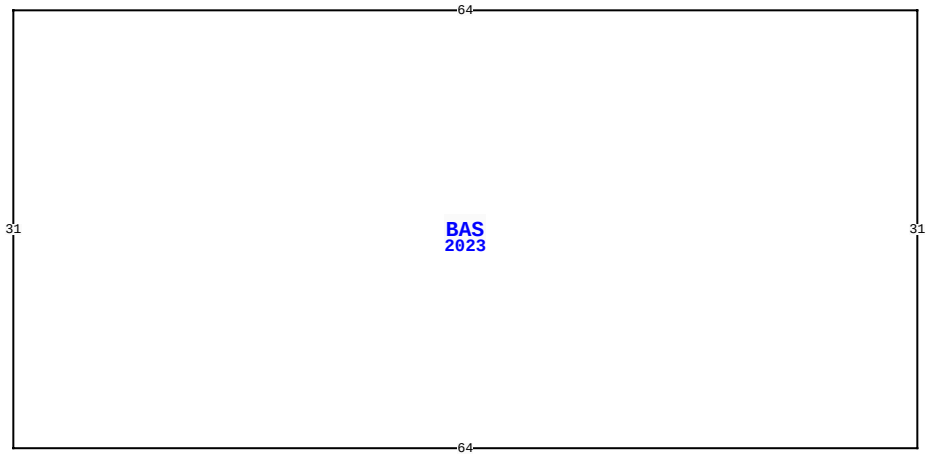
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	164,027
TOTALS	1,984		1,984	164,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,984	128.4800	83.51	165,684	2022	2022	0	0	0	1.00	99.00

3 MH 94NO RP – 0% - 2023 Heated Area: 1984 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

12201 PEEPLES PL, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	222,786
TOTAL MARKET OB/XF VALUE	17,287
TOTAL LAND VALUE - MARKET	172,420
TOTAL MARKET VALUE	303,748
SOH/AGL Deduction	34,318
ASSESSED VALUE	269,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,430
TOTAL JUST VALUE	412,493
NCON VALUE	164,027
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0688/0935	9/14/1993	TD	U	V	09	100,000
GRANTOR: FORBUS CHARLOTTE C TR						
GRANTEE: PEEBLES MACK R JR &						
0635/0705	9/05/1991	QC	U	V	01	100
GRANTOR: FORBUS CHARLOTTE C						
GRANTEE: FORBUS CHARLOTTE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E64 S31 W64 N31 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/17/2022 BY TW Total Acres: 17.60 Total Land Value: 63,675 Market: 112,420 Agricultural: 3,675 Common: 60,000 PRINTED 08/02/2023 BY SYS