LOT 9
IN OR 1900/916
NASSAU LANDING SUB

PEEPLES MICHAEL P & ASHLEY D
75077 EDWARDS ROAD
YULEE, FL 32097

2023

13-2N-26-4200-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

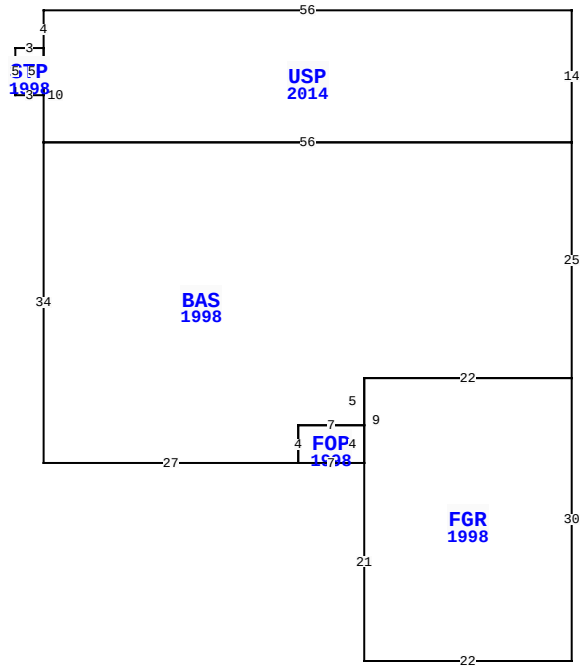
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1,678	164,595
FGR	660	55	363	35,606
FOP	28	30	8	785
STP	15	10	2	196
USP	784	30	235	23,051
TOTALS	3,165		2,286	224,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,286	93.6000	111.15	254,089	1998	1998	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2015 Heated Area: 1678 HX Base Yr 2015



75077 EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,234
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		347,434
SOH/AGL Deduction		95,272
ASSESSED VALUE		252,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,162
TOTAL JUST VALUE		347,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1900/0916	1/29/2014	WD	Q	I	01	205,000
GRANTOR: SIMMONS JAMES WILLIAM						
GRANTEE: PEEPLES MICHAEL P &						
0831/0014	4/23/1998	QC	U	V	01	100
GRANTOR: REYNOLDS JOHN G & DOR						
GRANTEE: SIMMONS JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2014] W56 S4 STP=[YR=1998] W3 S5 E3 N5$ S10
BAS=[YR=1998] S34 E27 FOP=[YR=1998] E7FGR=[YR=1998] S21 E22
N30 W22 S9$ N4W7 S4 $ N4 E7 N5 E22 N25 W56$ E56 N14$.

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	0812	CONCRETE C	0	100	0	0	1,157.00	SF	4.00	4.00	100	1998	1998	3	77	3,564	
2	1242	WD DECK A	0	100	10	21	210.00	SF	10.00	10.00	100	1998	1998	3	20	420	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1998	1998	3	20	32	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2005	2005	3	27	778	
7	0300	BOAT DCK W	0	100	28	14	392.00	SF	40.00	40.00	100	2003	2003	3	36	5,645	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2003	2003	3	36	1,872	
9	0311	WD GANG WY	0	100	17	3	51.00	SF	45.00	45.00	100	2003	2003	3	22	505	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS