

IN OR 2496/1967
PARCELS 4-1 & 4-3

LUNN JOHN R
86064 PEEPLES RD
YULEE, FL 32097

2023

38-2N-27-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		20 100
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		

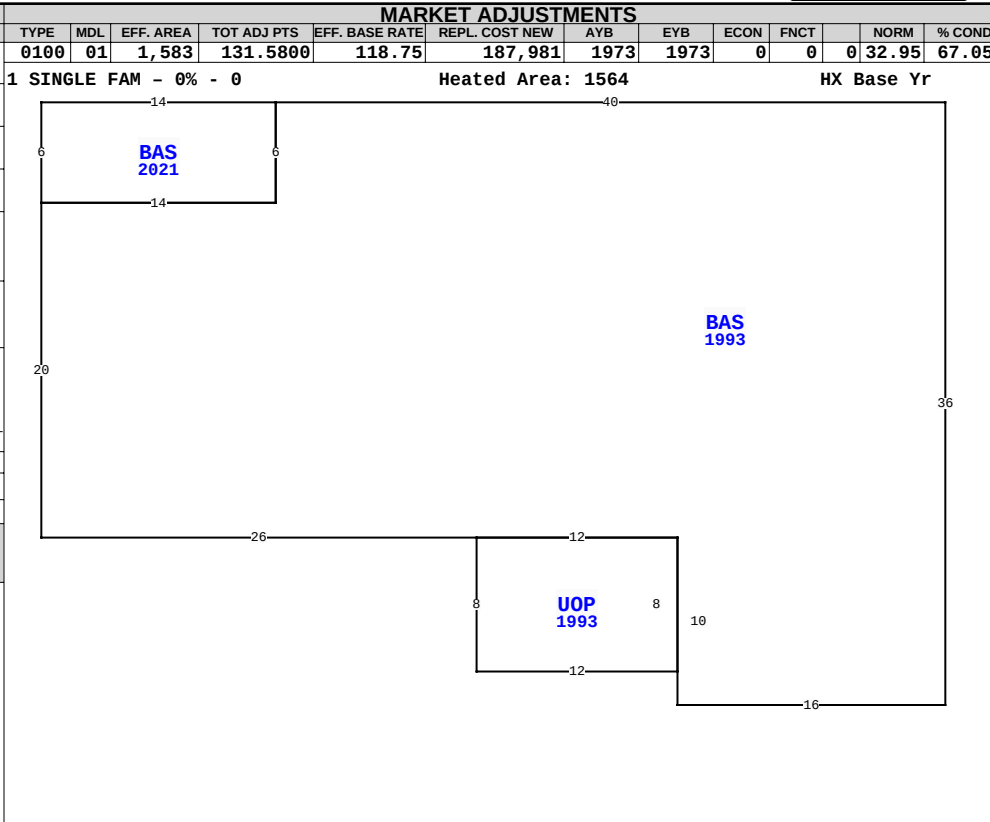
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1,480	117,840
BAS	84	100	84	6,688
UOP	96	20	19	1,513

TOTALS	1,660		1,583	126,041
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
3	0510	GARAGE WD-	0	0	24	480.00	SF	35.00	
4	0810	CONCRETE A	0	0	0	422.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	OR	83.00	127.00	1.00

REVIEW DATE	03/25/2019	BY	SBA
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86064 PEEPLES RD, YULEE

BLD DATE	09/18/2014	KK	LGL DATE	
XF DATE	08/21/2009	KK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	126,041		
TOTAL MARKET OB/XF VALUE	7,046		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	183,087		
SOH/AGL Deduction	19,780		
ASSESSED VALUE	163,307		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	163,307		
TOTAL JUST VALUE	183,087		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	148,461		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7573	REPAIR/RRF	1,000	10/04/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1967	9/08/2021	WD	Q	I	01	185,000
GRANTOR: LANDRIGAN LUCKY						
GRANTEE: LUNN JOHN R						
2428/1268	11/30/2020	WD	U	I	11	100
GRANTOR: PETERSON AARON & PRIS						
GRANTEE: LANDRIGAN LUCKY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W40 BAS=[YR=2021] W14 S6 E14 N6\$ S6 W14 S20 E26 UOP=[YR=1993] S8 E12 N8W12\$ E12 S10 E16 N36\$.	

TOTAL OB/XF									
7,046									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	OR	83.00	127.00	1.00

Market:	0	Agricultural:	0	Common:	50,000
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