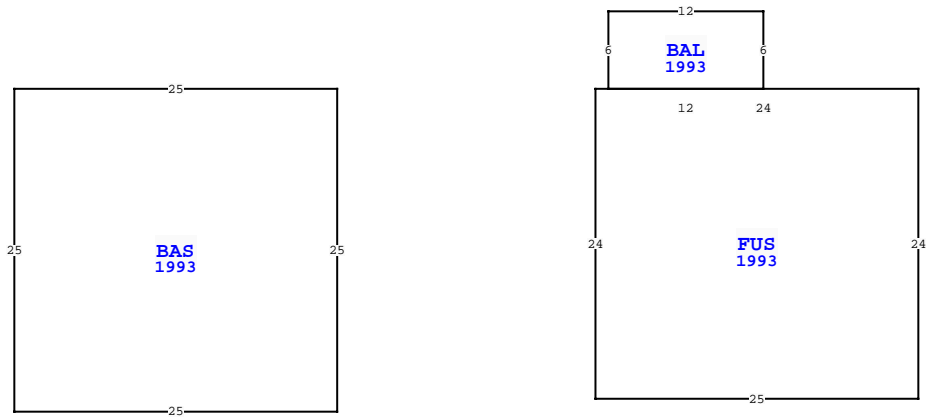




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												SINGLE FAM - 50% - 2020	
										Heated Area: 1225		HX Base Yr 2020	



Quality	04	Quality Level 04		
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
BAL	72	15	11	929
BAS	625	100	625	52,789
FUS	600	100	600	50,678
TOTALS	1,297		1,236	104,396

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				104,396
TOTAL MARKET OB/XF VALUE				65
TOTAL LAND VALUE - MARKET				40,000
TOTAL MARKET VALUE				144,461
SOH/AGL Deduction				32,569
ASSESSED VALUE				111,892
TOTAL EXEMPTION VALUE	HA HAB			25,014
BASE TAXABLE VALUE				86,878
TOTAL JUST VALUE				144,461
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				119,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037730	CHNGE SRVC	0	12/01/2003
E006550	CHNGE SRVC	0	01/01/2000
B996667	MH MOVE-ON	9,500	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1474	10/23/2019	WD	Q	I	01	116,000
GRANTOR: HALL CHARLES G						
GRANTEE: HAIR KENDALL L & TI						
1391/1990	2/27/2006	WD	U	I	05	68,000
GRANTOR: REGISTER MELANIE H						
GRANTEE: HALL CHARLES G						

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
1	0810	CONCRETE A	0	50	0	0		37.00	SF	6.50				65	

86074 PEEPLES RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
TOTAL OB/XF 65													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W25 S25 E25 N25\$ PTR= E20 FUS=[YR=1993] E1													
BAL=[YR=1993] N6 E12 S6 W12\$ E24 S24 W25 N24\$ W20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	50	0006	OR	43.00	141.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							