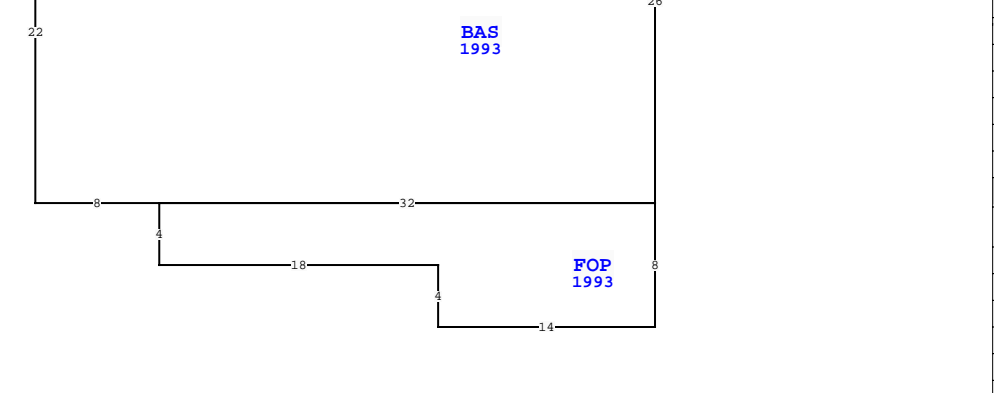




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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		
0100	01	1,036	118.8000	107.22	111,080	1956	1985	0	0	16.25	83.75		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		93,030	
TOTAL MARKET OB/XF VALUE		3,360	
TOTAL LAND VALUE - MARKET		66,400	
TOTAL MARKET VALUE		162,790	
SOH/AGL Deduction		78,493	
ASSESSED VALUE		84,297	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		34,297	
TOTAL JUST VALUE		162,790	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,158	



NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	932	83,691
DCK	80	10	8	719
FOP	136	30	41	3,682
FOP	184	30	55	4,939
<b>TOTALS</b>	<b>1,332</b>		<b>1,036</b>	<b>93,030</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R93-090	REPAIR/RRF	0	04/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0205	6/15/2016	WD Q	Q	I	01	110,000
GRANTOR: MCDUFFIE BARBARA C &						
GRANTEE: EDGY REBECCA A						
2053/0201	6/09/2016	WD U	U	I	11	100
GRANTOR: BOYLES ELIZABETH C &						
GRANTEE: MCDUFFIE BARBARA C						

86086 PEEPLES RD, YULEE

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

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	0510	GARAGE WD-	0	100	24	20	SF	35.00	35.00	100	1980	1980	3	20	3,360	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 FOP=[YR=1993] N2 W8 N2 W11 DCK=[YR=1993] W4 N4 W4 S12 E8 N8\$ S8 E19 N4\$ S4 W27 S22 E8 FOP=[YR=1993] S4 E18 S4 E14 N8 W32\$ E32 N26\$.									

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	100	0006	OR	200.00	175.00	0.83	AC		1.00	1.00	1.00	80,000.00	80,000.00	66,400							