



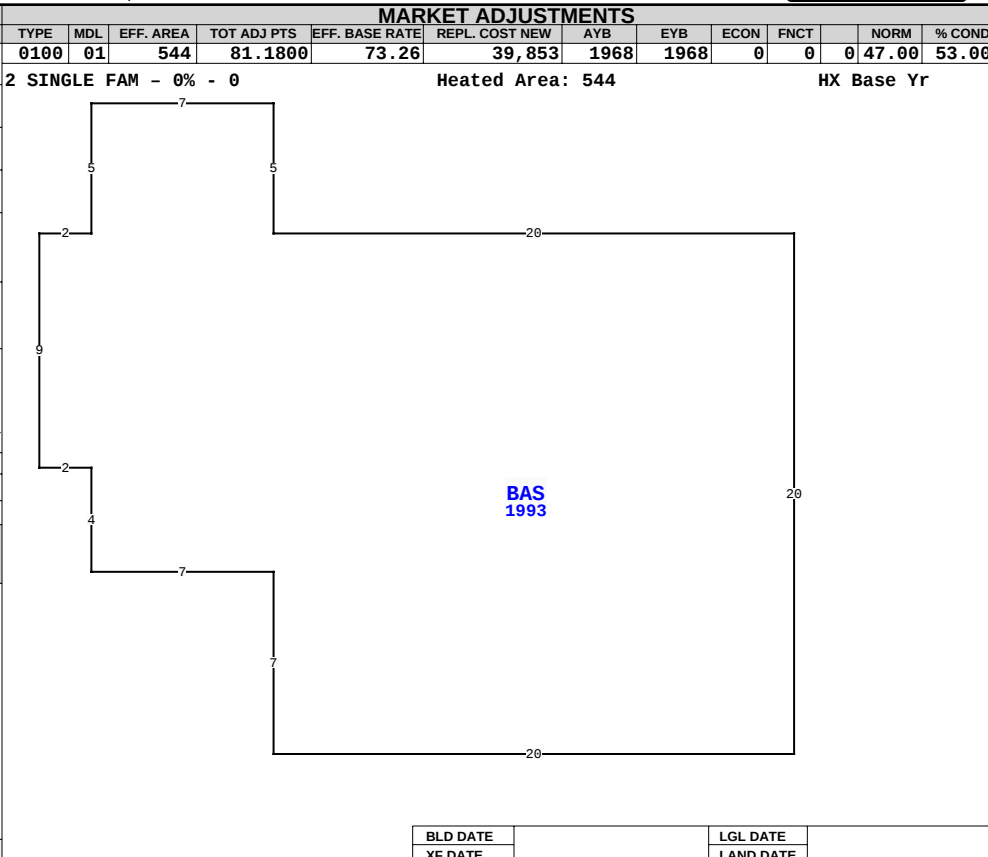
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	544	100	544	21,122
TOTALS	544		544	21,122

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0936	SEPTC TANK	0 0	0 0	2.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.11



86013 PEEPLES RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	30,016								
TOTAL MARKET OB/XF VALUE	12,000								
TOTAL LAND VALUE - MARKET	88,800								
TOTAL MARKET VALUE	130,816								
SOH/AGL Deduction	5,927								
ASSESSED VALUE	124,889								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	124,889								
TOTAL JUST VALUE	130,816								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	113,535								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011183	DEMOLITION	8,100	07/21/2022
20001872	SINGLE WIDE MH	0	03/12/2020
MH034091	MH MOVE-ON	0	03/01/2003
E07286	CHNGE SRVC	0	09/01/2000
94 645	MH MOVE-ON	0	09/01/1994
7833	MH MOVE-ON	12,900	06/08/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2503/0616	9/30/2021	WD	Q	I	05	330,000	
GRANTOR: BALLANCE ASHLEY							
GRANTEE: QUALITY BY DESIGN I							
2151/0780	10/11/2017	QC	U	I	11	7,000	
GRANTOR: DICHARIA ANNA MARIE P							
GRANTEE: BALLANCE ASHLEY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 N5 W7 S5 W2 S9 E2 S4 E7 S7 E20 N20 S .									

QUALITY BY DESIGN INC
38115 YALE CIR
LEESBURG, FL 34788

38-2N-27-0000-0008-0030

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