PT OF LOT 13 (S-2)
IN OR 2282/1901
WIDE ROAD ACRES PB 5/404-406

PERRY SHERRY
85098 PEACOCK CT
YULEE, FL 32097

2023

42-2N-27-4487-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

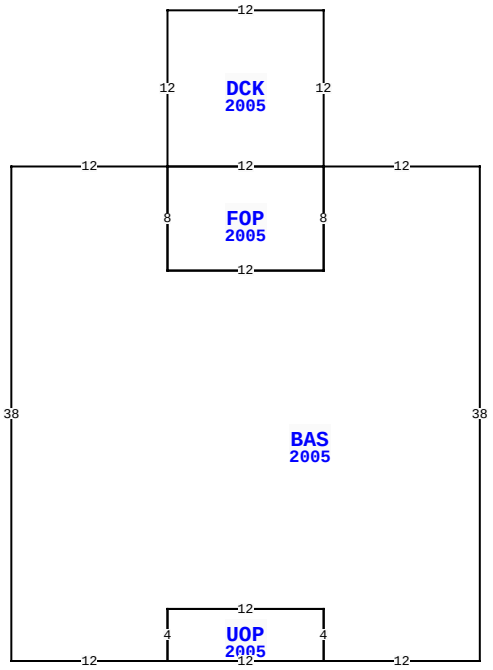
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	65,795
DCK	144	15	22	1,183
FOP	96	30	29	1,559
UOP	48	25	12	645
TOTALS	1,512		1,287	69,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,287	132.4000	92.68	119,279	1985	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1224 HX Base Yr 2020



85098 PEACOCK CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,182
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,200
TOTAL MARKET VALUE		160,382
SOH/AGL Deduction		54,110
ASSESSED VALUE		106,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,272
TOTAL JUST VALUE		160,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/1901	5/23/2019	WD	Q	I	01	120,000
GRANTOR: JB2 PARTNERS LLC						
GRANTEE: PERRY SHERRY						
2207/0317	6/29/2018	WD	Q	I	01	65,000
GRANTOR: KELLY ASHLEY & KATHY						
GRANTEE: JB2 PARTNERS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 DCK=[YR=2005] N12 W12 S12 E12$
FOP=[YR=2005] W12 S8 E12 N8 $ S8 W12 N8 W12 S38 E12
UOP=[YR=2005] E12 N4 W12 S4$ N4 E12 S4 E12 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	80,000.00	80,000.00	91,200							

REVIEW DATE 09/10/2018 BY SBX Total Acres: 1.14 Total Land Value: 91,200 Market: 0 Agricultural: 0 Common: 91,200 PRINTED 08/02/2023 BY SYS