

IN OR 2437/424
PARCELS 70-1 & 70-6
EX 70-5

WILSON EARL FREDERICK IV & AMY
86600 PEEPLES ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0070-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,468	100	1,468	130,161
FOP	256	30	77	6,828
FOP	264	30	79	7,004
FUS	999	100	999	88,577
PTO	20	5	1	89
UGR	700	45	315	27,930

TOTALS	3,707		2,939	260,588
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0300	BOAT DCK W	0 100	0	0	120.00	SF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100	0005	OR	165.00	319.00	165.00

REVIEW DATE 07/09/2018 BY SBX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,939	119.4505	107.80	316,824	1978	2000	0	0	0	17.75	82.25	
1 SINGLE FAM - 100% - 2023													
Heated Area: 2467													
HX Base Yr 2023													

TOTAL OB/XF 2,483													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

TOTAL OB/XF 2,483													
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
1	000130	C	SFR WATER	100	0005	OR	165.00	319.00	165.00	FF		1.00	1.00

Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		260,588	
TOTAL MARKET OB/XF VALUE		2,483	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		428,071	
SOH/AGL Deduction		0	
ASSESSED VALUE		428,071	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		378,071	
TOTAL JUST VALUE		428,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,952	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0424	2/23/2021	WD U	I	I	30	350,000
GRANTOR: COBB BECKY R & EDWARD						
GRANTEE: WILSON EARL FREDERI						
1277/0193	11/30/2004	QC U	I	I	01	134,200
GRANTOR: CARTER BECKY						
GRANTEE: COBB BECKY R & EDWA						

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=1993] W25 BAS=[YR=1993] N3 FOP=[YR=1993] N8 W33 S8 E33 \$ W36 N3 W15 S28 E9PTO=[YR=1993] S4 E5 N4 W5\$ E5 S4 E3 FOP=[YR=1993] S8 E32 N8 W32 \$ E34 N26 \$ S28 E25N28 \$ PTR= E10 FUS=[YR=1993] E37 S27W37 N27 \$ W10 \$.													

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