OR 126/331 & OR 679/1414
EX 2-54

DEWEY SHIRLEE ANN EST
86231 PEEPLES ROAD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0060

BUILDING CHARACTERISTICS

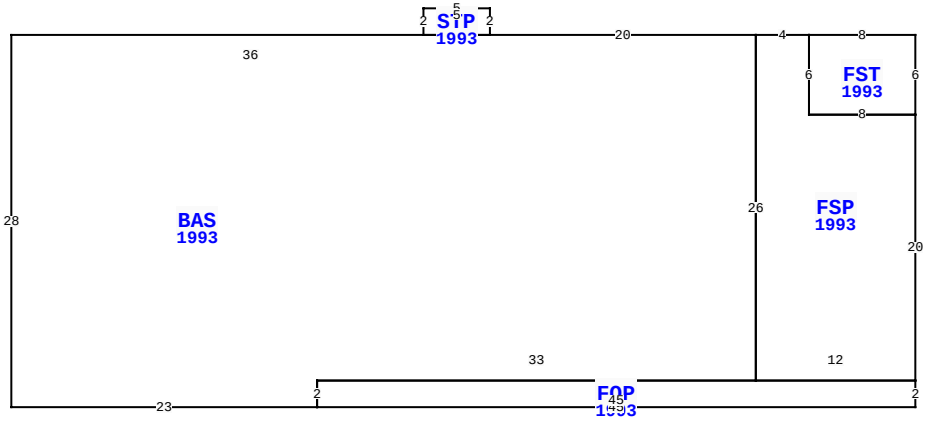
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,502	100	1,502	110,431
FOP	90	30	27	1,985
FSP	264	40	106	7,793
FST	48	55	26	1,912
STP	10	10	1	74
TOTALS	1,914		1,662	122,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	122.5000	110.56	183,751	1975	1975	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1502 HX Base Yr



86231 PEEPLES RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,194
TOTAL MARKET OB/XF VALUE		13,392
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		215,586
SOH/AGL Deduction		102,542
ASSESSED VALUE		113,044
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		58,044
TOTAL JUST VALUE		215,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970651	REPAIR/RRF	3,800	10/01/1997
3599	N/A	6,855	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0679/1414	4/27/1993	QC	U	I	01	100
GRANTOR: DEWEY AMIL & SHIRLEE						
GRANTEE: DEWEY AMIL & SHIRLE						
0126/0331	1/01/1972	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FSP=[YR=1993] W4 BAS=[YR=1993] W20
STP=[YR=1993] N2 W5 S2 E5$ W36 S28 E23 FOP=[YR=1993] E45 N2 W45 S2$ N2 E33 N26$ S26 E12 N20 W8 N6$ S6 E8 N6$.

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
2	0511	GARAGE CB-	0	100	26	26	676.00	SF	30.00	30.00	100	1987	1987	3	54.5	11,053	
5	0801	ASPHALT A	0	100	7	83	581.00	SF	3.00	3.00	100	1990	1990	3	50	872	
6	0810	CONCRETE A	0	100	18	23	414.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,467	

LAND DESCRIPTION

TOTAL OB/XF 13,392

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS