PT JOHN D VAUGHAN GRANT
SEC 52-3N-27E
(EX PT IN OR 890/352 &

DERAMUS KENNETH & RACHEL
86062 JENNY LN
YULEE, FL 32097

2023

52-3N-27-0000-0002-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PEEPLES RD, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	120,000
SOH/AGL Deduction	78,821
ASSESSED VALUE	41,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,179
TOTAL JUST VALUE	120,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018512	NEW CONSTR	174,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/0472	3/29/2018	WD	Q	V	01	31,000
GRANTOR: EISENHAUER JEAN						
GRANTEE: DERAMUS KENNETH & R						
2179/1851	2/20/2018	FJ	U	V	11	100
GRANTOR: EISENHAUER DENNIS EUG						
GRANTEE: EISENHAUER JEAN &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS