IN OR 2039/629
R433748

GIVENS CHERYL ELAINE
86282 PEEPLES RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

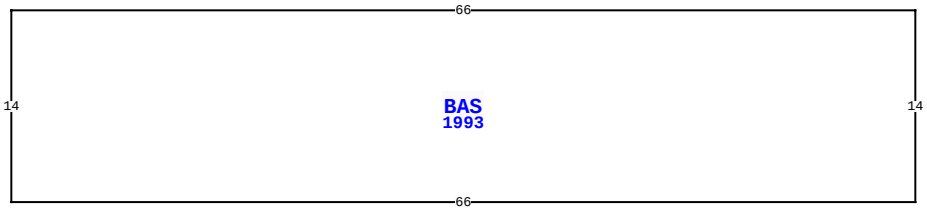
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	25,369
TOTALS	924		924	25,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	105.6000	68.64	63,423	1991	1996	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2020 Heated Area: 924 HX Base Yr 2020



86282 PEEPLES RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,369
TOTAL MARKET OB/XF VALUE		1,671
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		127,040
SOH/AGL Deduction		41,227
ASSESSED VALUE		85,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,813
TOTAL JUST VALUE		127,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0629	3/31/2016	WD	U	I	37	51,000
GRANTOR: WALLACE ERNEST C & VE						
GRANTEE: GIVENS CHERYL ELAIN						
0773/0251	10/04/1996	WD	U	I	01	100
GRANTOR: WALLACE ERNEST C & VE						
GRANTEE: WALLACE ERNEST & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $.

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
1	0680	POLE SHED	0	100	16	24	384.00	SF	10.00	10.00	100	1995	1995	3	24	922	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2016	2016	3	78	281	
3	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2016	2016	3	78	468	

LAND DESCRIPTION

TOTAL OB/XF 1,671

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	000130	C	SFR WATER	100		OR	100.00	400.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 03/23/2022 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS