

LANGAN GLEN & BARBARA
86385 PEEPLES RD
YULEE, FL 32097

52-3N-27-0000-0002-0210

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 10000NONE 100

QUALITY03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS2,0221002,022155,297DCK36010362,765PTO192510768UGR5764525919,892

TOTALS3,1502,327178,721

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198019803491,715

41242WD DECK A01001612192.00SF10.0010.0010019801980320384

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.001.00AC1.001.001.0080,000.0080,000.0080,000

REVIEW DATE03/23/2022BYNWA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT % COND

0100012,327101.920091.98214,037197519850016.5083.50

1 SINGLE FAM - 100% - 2013Heated Area: 2022HX Base Yr 2013

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE178,721TOTAL MARKET OB/XF VALUE2,099TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE260,820SOH/AGL Deduction125,430ASSESSED VALUE135,390TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE85,390TOTAL JUST VALUE260,820NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE205,385

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST SALE PRICE

1829/141512/06/2012WDQI02114,000GRANTOR: STOKES JASON & JENNIFGRANTEE: LANGAN GLEN & BARBA1428/10457/17/2006WDQI255,000GRANTOR: MARX CHARLES C & JUDI GRANTEE: STOKES JASON & JENN

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2012] W12 BAS=[YR=1993] W39 UGR=[YR=1993] N6 W24 S24 E24 N18 \$ S18 E3 PTO=[YR=1994] S16 E12 N16 W12 \$ E12 S16 W12 S26 E36 N60 \$ S30 E12 N30 \$.