IN OR 2609/66
(EX 2-50)

BOYD KELTON/WILSON AMY C
86312 PEEPLES ROAD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0230

BUILDING CHARACTERISTICS

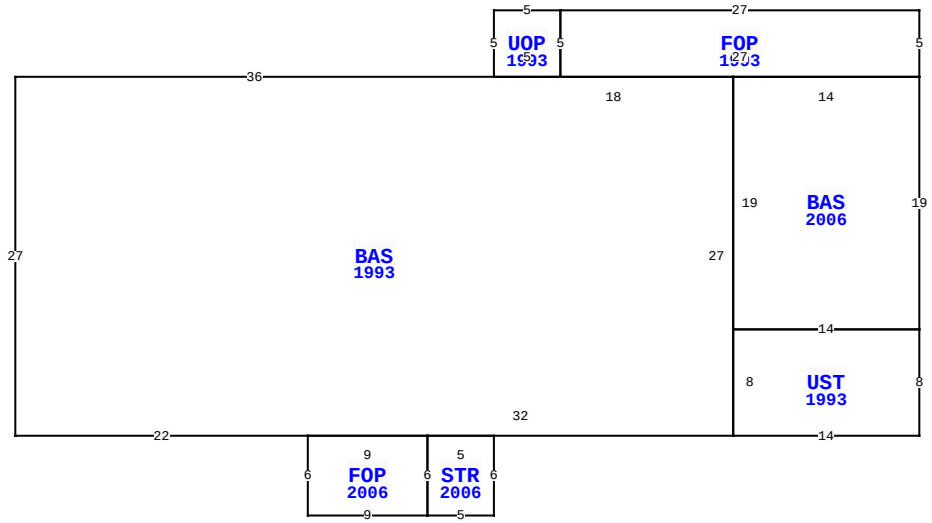
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,458	100	1,458	136,865
BAS	266	100	266	24,970
FOP	135	30	40	3,755
FOP	54	30	16	1,502
STR	30	10	3	282
UOP	25	20	5	469
UST	112	45	50	4,694
TOTALS	2,080		1,838	172,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	119.9000	108.21	198,890	1975	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1724 HX Base Yr



86312 PEEPLES RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	180,086
TOTAL MARKET OB/XF VALUE	13,028
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	273,114
SOH/AGL Deduction	0
ASSESSED VALUE	273,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,114
TOTAL JUST VALUE	273,114
NCON VALUE	7,549
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328131	GARAGE	7,312	12/01/2013
M983142	H/AC	0	08/04/1998
B97-4558	NEW CONSTR	58,282	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0066	12/14/2022	WD	Q	I	01	327,500
GRANTOR: KIRK ROBERT D JR & JU						
GRANTEE: BOYD KELTON & AMY C						
2138/0523	3/27/2017	WD	U	I	11	100
GRANTOR: BRADDOCK PATRICIA ANN						
GRANTEE: KIRK ROBERT D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W27 UOP=[YR=1993] W5 S5 BAS=[YR=1993] W36 S27 E22 FOP=[YR=2006] S6 E9 STR=[YR=2006] E5 N6 W5 S6 $ N6 W9 $ E32 UST=[YR=1993] E14 N8 BAS=[YR=2006] N19 W14 S19 E14 $ W14 S8 $ N27 W18 $ E5 N5 $ S5 E27 N5 $.

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	0810	CONCRETE A	0	0	0	0	492.00	SF	6.50	6.50	100	1982	1982	3	41	1,311	
2	0861	POOL GUNIT	0	0	0	0	300.00	SF	85.00	85.00	100	1982	1982	3	20	5,100	
3	0845	KOOL DECK	0	0	0	0	264.00	SF	7.25	7.25	100	1982	1982	3	41	785	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2013	2013	3	65	2,340	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2021	2021	3	97	3,492	

LAND DESCRIPTION

TOTAL OB/XF 13,028

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

REVIEW DATE 10/03/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

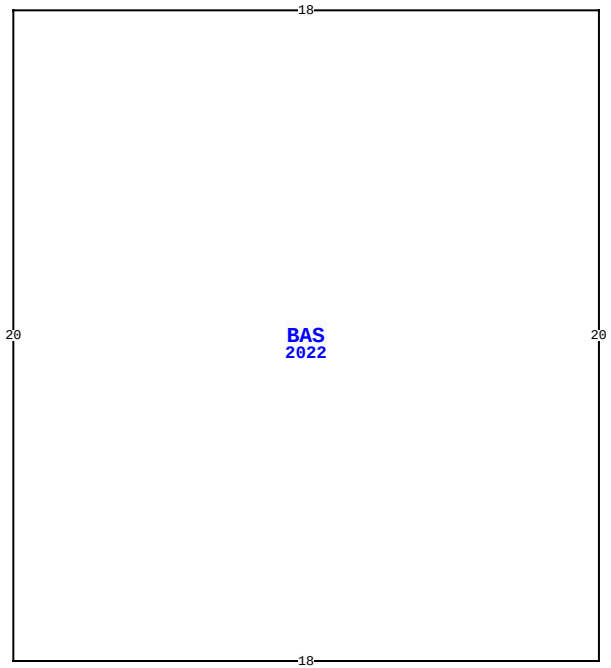
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	360	100	360	7,549
TOTALS	360		360	7,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	60.5000	21.18	7,625	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2023 Heated Area: 360 HX Base Yr



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TOTAL JUST VALUE	273,114
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GRANTOR: BRADDOCK PATRICIA ANN						
GRANTEE: KIRK ROBERT D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S20 E18 N20$.

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

REVIEW DATE 10/03/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS