IN OR 1507/1624
(EX 2-30 & 2-32)

STRICKLAND ANITA & ROBERT K
86457 PEEPLES ROAD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

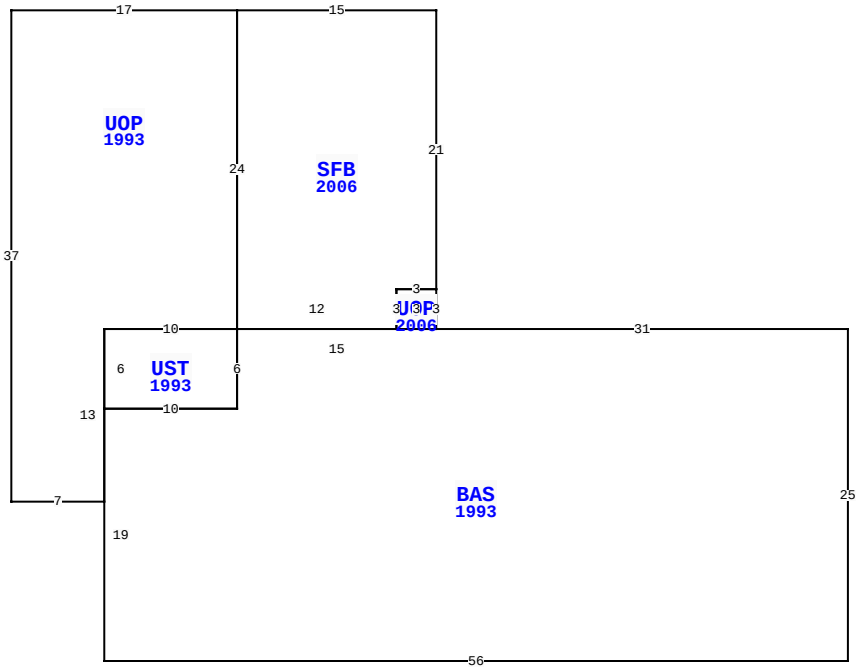
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	95,568
SFB	351	80	281	20,041
UOP	499	20	100	7,132
UOP	9	20	2	143
UST	60	45	27	1,926
TOTALS	2,259		1,750	124,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	111.9000	100.99	176,732	1978	1978	0	0	0	29.38	70.62

1 SINGLE FAM – 100% - 2008 Heated Area: 1621 HX Base Yr 2008



86457 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		124,808
TOTAL MARKET OB/XF VALUE		8,139
TOTAL LAND VALUE - MARKET		82,400
TOTAL MARKET VALUE		215,347
SOH/AGL Deduction		106,766
ASSESSED VALUE		108,581
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,581
TOTAL JUST VALUE		215,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5374	XFOB	2,040	12/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1624	6/25/2007	QC	U	I	01	100
GRANTOR: STRICKLAND ANITA						
GRANTEE: STRICKLAND ANITA &						
0206/0131	1/01/1975	WD	Q	V		7,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 UOP=[YR=2006] N3 SFB=[YR=2006] N21 W15 UOP=[YR=1993] W17 S37 E7 N13 E10 N24 $ S24 E12 N3 E3 $ W3 S3 E3 $ W15 UST=[YR=1993] W10 S6 E10 N6 $ S6 W10 S19 E56 N25 $
.

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	0510	GARAGE WD-	0	100	24	36	864.00	SF	20.65	20.65	100	1980	1980	3	20	3,568	
3	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	1980	1980	3	35	1,652	
5	0810	CONCRETE A	0	100	0	0	824.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,919	

LAND DESCRIPTION

TOTAL OB/XF 8,139

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	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/02/2023 BY SYS