IN OR 2598/833
ROAD AGREEMENT OR 1892/1874

HATCH DAVID J & JAMIE E
86374 PEEPLES RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0290

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

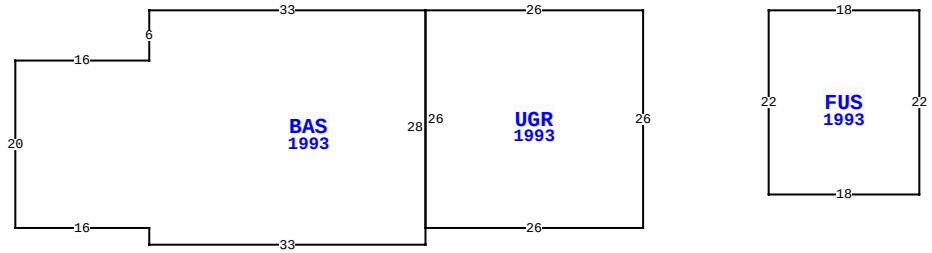
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	57,596
FUS	396	100	396	18,334
UGR	676	45	304	14,075
TOTALS	2,316		1,944	90,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0100	01	1,944	99.6170	89.90	174,766	1977	1977	0	0	30	18.50	51.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1640 HX Base Yr 2023



86374 PEEPLES RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,004
TOTAL MARKET OB/XF VALUE		6,069
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		171,073
SOH/AGL Deduction		0
ASSESSED VALUE		171,073
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,073
TOTAL JUST VALUE		171,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003784	REPAIR/RRF	3,900	04/28/2017
17001205	REPAIR/RRF	4,500	02/15/2017
B995692	REMODEL	4,268	01/01/1999
970607	REPAIR/RRF	6,900	05/01/1997
972126	REMODEL	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0833	10/21/2022	WD	Q	I	01	160,000
GRANTOR: CARTER DEBORAH H						
GRANTEE: HATCH DAVID J & JAM						
1374/1752	12/19/2005	QC	U	I	01	100
GRANTOR: OLIVER DEBORAH H						
GRANTEE: CARTER THOMAS K & D						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W26 BAS=[YR=1993] W33 S6 W16 S20 E16S2 E33 N28 $S26 E26 N26 $ PTR= E15 FUS=[YR=1993] E18S22 W18 N22 $ W15 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
2	0810	CONCRETE A	0	100	58	3	174.00	SF	6.50	6.50	100	1980	1980	3	35	396	
3	0812	CONCRETE C	0	100	0	0	2,514.00	SF	4.00	4.00	100	1980	1980	3	35	3,520	
4	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1996	1996	3	73	683	

LAND DESCRIPTION

TOTAL OB/XF 6,069

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	1.25	AC		1.00	1.00	0.75	80,000.00	60,000.00	75,000							

REVIEW DATE 04/17/2019 BY DJ Total Acres: 1.25 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS