PT OF JOHN VAUGHAN GRANT
IN SEC 52-3N-27E
IN OR 2155/785

HOLMES-YORK TINIA
86497 PEEPLES RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0300

BUILDING CHARACTERISTICS

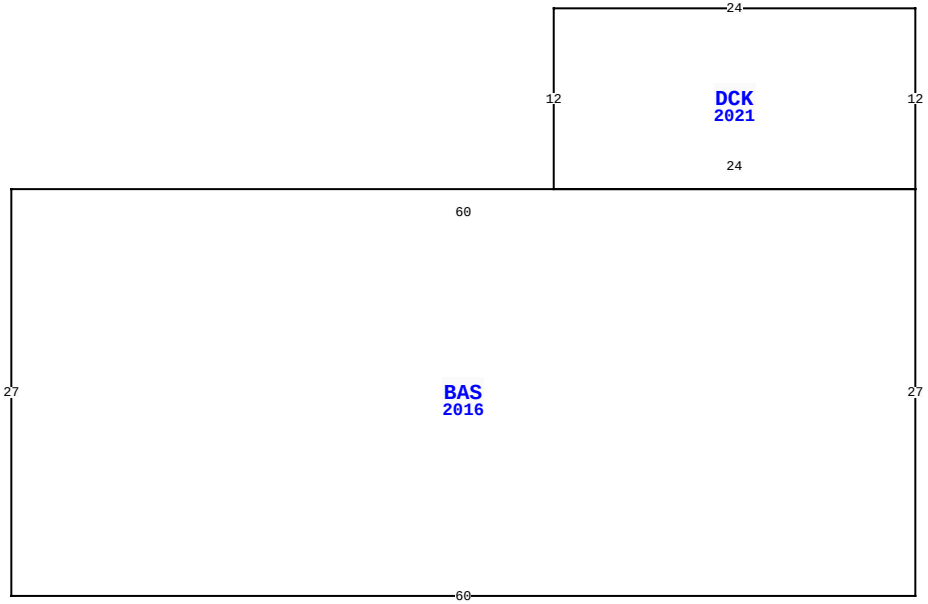
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,620	100	1,620	55,820
DCK	288	15	43	1,482
TOTALS	1,908		1,663	57,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,663	117.2000	82.04	136,433	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2018 Heated Area: 1620 HX Base Yr 2018



86497 PEEPLES RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,302
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		111,302
SOH/AGL Deduction		51,380
ASSESSED VALUE		59,922
TOTAL EXEMPTION VALUE	HX HB	34,922
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017755	CHNGE SRVC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2155/0785	9/07/2017	QC	U	I	11	100
GRANTOR: HOLMES ALFRED						
GRANTEE: HOLMES-YORK TINIA						
2040/1156	4/14/2016	QC	U	I	11	100
GRANTOR: HOLMES ALFRED SR & ED						
GRANTEE: HOLMES ALFRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S27 E60 N27$ DCK=[YR=2021] N12 W24 S12 E24$.

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
1	000102	C	SFR/MH	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.35	80,000.00	108,000.00	54,000							

REVIEW DATE 03/22/2022 BY NWA Total Acres: 0.50 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS