

IN OR 2030/1320
PARCELS 2-43 2-25 & 2-27
ESMT OR 282/475

WIKE LAVADA JAN L/E/
86343 PEEPLES ROAD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0430



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	21	STONE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,985	100	1,985	168,880
FGR	500	55	275	23,397
FOP	225	30	68	5,786
FOP	288	30	86	7,317
FUS	250	100	250	21,270
UOP	32	20	6	510
USP	250	30	75	6,381

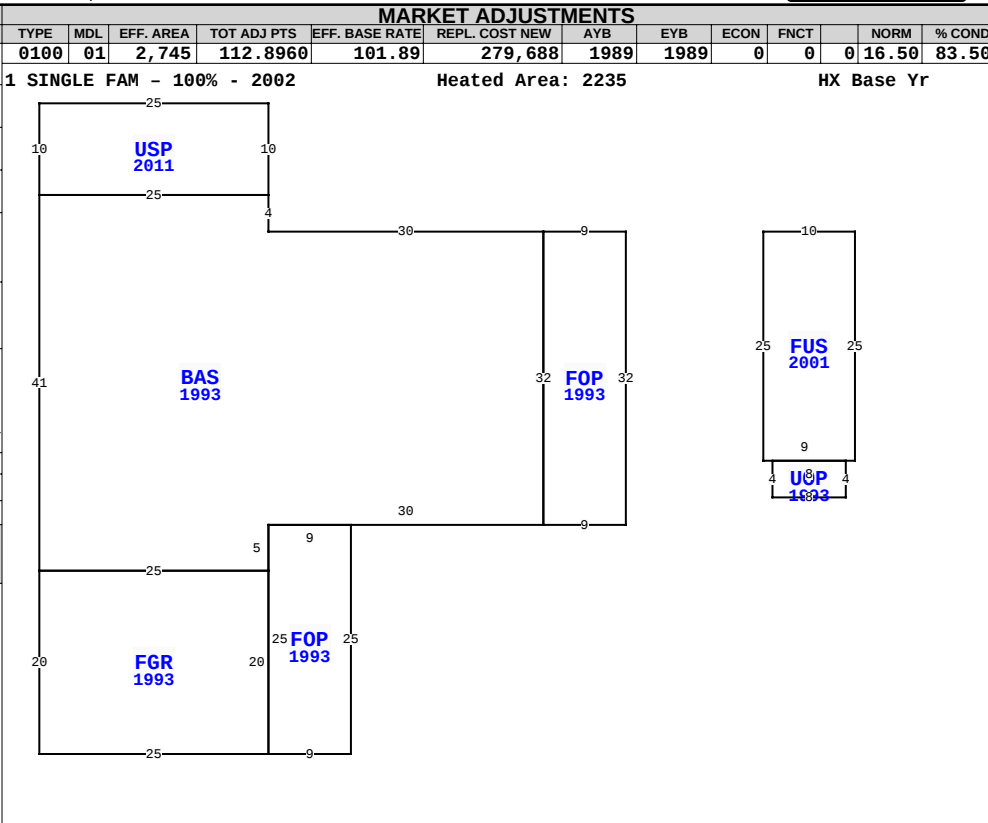
TOTALS	3,530		2,745	233,539
--------	-------	--	-------	---------

EXTRA FEATURES

L N	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	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,183	
3	0811	CONCRETE B	0	100	0	0	1,539.00	SF	5.20	5.20	100	2001	2001	3	82	6,562	
4	0751	UOP	0	0	10	20	200.00	SF	10.00	10.00	100	1986	1986	3	20	400	
5	1243	WD DECK F	0	100	12	10	120.00	SF	8.00	8.00	100	1986	1986	3	20	192	
6	0351	CARPORT MT	0	100	9	20	180.00	SF	5.00	5.00	100	1988	1988	3	20	180	
7	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1988	1988	3	20	360	
8	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.00	18.00	100	1980	1980	3	20	1,037	
9	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	1989	1989	3	59.5	835	
10	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	16.70	AC		1.00	1.00	0.60	80,000.00	48,000.00	801,600							



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

L N	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	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,183	
3	0811	CONCRETE B	0	100	0	0	1,539.00	SF	5.20	5.20	100	2001	2001	3	82	6,562	
4	0751	UOP	0	0	10	20	200.00	SF	10.00	10.00	100	1986	1986	3	20	400	
5	1243	WD DECK F	0	100	12	10	120.00	SF	8.00	8.00	100	1986	1986	3	20	192	
6	0351	CARPORT MT	0	100	9	20	180.00	SF	5.00	5.00	100	1988	1988	3	20	180	
7	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1988	1988	3	20	360	
8	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.00	18.00	100	1980	1980	3	20	1,037	
9	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	1989	1989	3	59.5	835	
10	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	

TOTAL OB/XF

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	16.70	AC		1.00	1.00	0.60	80,000.00	48,000.00	801,600							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,539
TOTAL MARKET OB/XF VALUE		51,289
TOTAL LAND VALUE - MARKET		801,600
TOTAL MARKET VALUE		1,086,428
SOH/AGL Deduction		227
ASSESSED VALUE		1,086,201
TOTAL EXEMPTION VALUE	13 WX	1,086,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,086,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20099	ELEC OTHER	1,500	10/01/2007
B20330	REMODEL	17,500	08/01/2007
B018921	XFOB	1,200	09/01/2001
961658	NEW CONSTR	0	07/16/1996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20099	ELEC OTHER	1,500	10/01/2007
B20330	REMODEL	17,500	08/01/2007
B018921	XFOB	1,200	09/01/2001
961658	NEW CONSTR	0	07/16/1996

BUILDING NOTES
BUILDING DIMENSIONS
FOP=[YR=1993] W9 BAS=[YR=1993] W30 N4 USP=[YR=2011] N10 W25 S10 E25\$ W25 S41 FGR=[YR=1993] S20 E25 FOP=[YR=1993] E9 N25 W9 S25\$ N20W25\$ E25 N5 E30 N32\$ S32 E9 N32\$ PTR=E15 FUS=[YR=2001] E10 S25 W1 UOP=[YR=1993] S4 W8 N4 E8\$ W9 N25\$ W15\$.

WIKE LAVADA JAN L/E/
86343 PEEPLES ROAD
YULEE, FL 32097

52-3N-27-0000-0002-0430

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
																									VALUATION BY										STANDARD									
																									Tax Group: 4										Tax Dist:									
																									BUILDING MARKET VALUE										233,539									
																									TOTAL MARKET OB/XF VALUE										51,289									
																									TOTAL LAND VALUE - MARKET										801,600									
																									TOTAL MARKET VALUE										1,086,428									
																									SOH/AGL Deduction										227									
																									ASSESSED VALUE										1,086,201									
																									TOTAL EXEMPTION VALUE										13 WX 1,086,201									
																									BASE TAXABLE VALUE										0									
																									TOTAL JUST VALUE										1,086,428									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										775,810									