

BEING PT OF PARCEL '1'
IN OR 2417/1851

SIMON CARL D
86417 PEEPLES RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0460



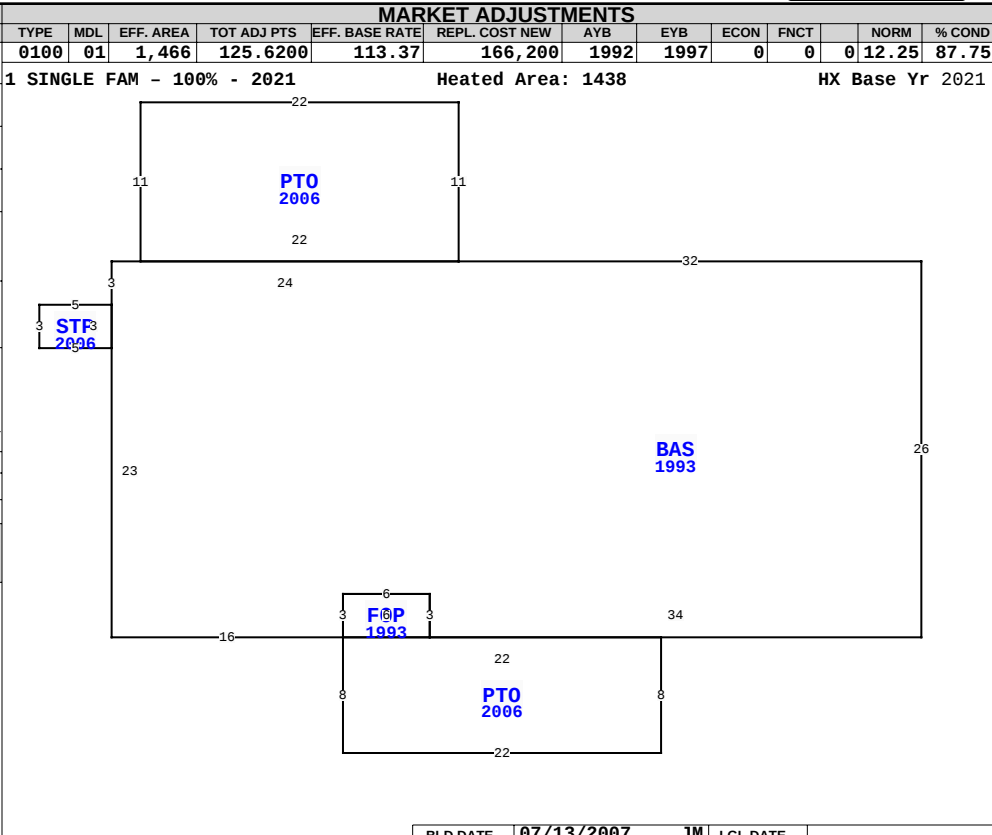
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,438	100	1,438	143,055
FOP	18	30	5	498
PTO	176	5	9	895
PTO	242	5	12	1,193
STP	15	10	2	199
TOTALS	1,889		1,466	145,840

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
1	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	1992	1992	3	66

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
1	000100	C	SFR	100		OR	0.00	0.00	0.82	AC		1.00	1.00	1.00



86417 PEEPLES RD, YULEE	BLD DATE 07/13/2007 JM	LGL DATE
	XF DATE 07/13/2007 JM	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		145,840	
TOTAL MARKET OB/XF VALUE		1,544	
TOTAL LAND VALUE - MARKET		65,600	
TOTAL MARKET VALUE		212,984	
SOH/AGL Deduction		62,938	
ASSESSED VALUE		150,046	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		100,046	
TOTAL JUST VALUE		212,984	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/1851	12/14/2020	WD	Q	I	05	195,000
GRANTOR: EICHOLTZ MEREDITH & C						
GRANTEE: SIMON CARL D						
2417/1848	12/02/2020	WD	U	I	16	100
GRANTOR: EICHOLTZ BRETT S						
GRANTEE: EICHOLTZ MEREDITH &						

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1993] W32 PT0=[YR=2006] N11 W22 S11 E22\$ W24 S3														
STP=[YR=2006] W5 S3 E5 N3\$ S23 E16 PT0=[YR=2006] S8 E22 N8														
W22\$ FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E34 N26\$.														