PARCELS 2-48 & 2-57
IN OR 1627/418
EX ESMT PT OR 1563/439

WHITE LARRY LEE
86408 PEEPLES ROAD
YULEE, FL 32097-3389

2023

52-3N-27-0000-0002-0480

BUILDING CHARACTERISTICS

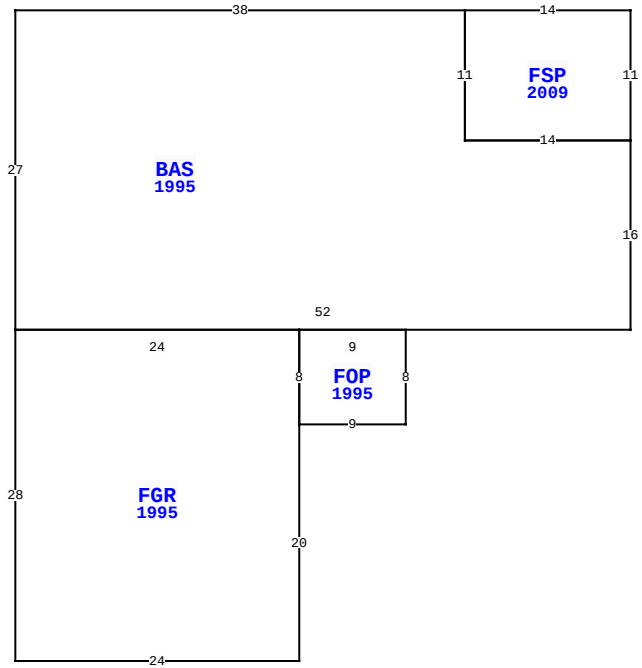
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,250	100	1,250	100,764
FGR	672	55	370	29,827
FOP	72	30	22	1,774
FSP	154	40	62	4,998
TOTALS	2,148		1,704	137,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	112.0000	101.08	172,240	1995	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2010 Heated Area: 1250 HX Base Yr 2010



86408 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		137,361
TOTAL MARKET OB/XF VALUE		6,376
TOTAL LAND VALUE - MARKET		106,400
TOTAL MARKET VALUE		250,137
SOH/AGL Deduction		129,001
ASSESSED VALUE		121,136
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		66,136
TOTAL JUST VALUE		250,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1627/0418	6/18/2009	WD	Q	I	01	212,500
GRANTOR: PIPER LAWRENCE W						
GRANTEE: WHITE LARRY LEE						
0725/1269	3/14/1995	DG	U	V	01	100
GRANTOR: PIPER DONALD & PATRIC						
GRANTEE: PIPER LAWRENCE W						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W14 BAS=[YR=1995] W38 S27 FGR=[YR=1995] S28 E24 N20 FOP=[YR=1995] E9 N8 W9 S8$ N8 W24$ E52 N16 W14 N11$ S11 E14 N11$.

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	0810	CONCRETE A	0	100	0	0	413.00	SF	6.50	6.50	100	1995	1995	3	72	1,933	
2	0812	CONCRETE C	0	100	0	0	1,481.00	SF	4.00	4.00	100	1997	1997	3	75	4,443	

LAND DESCRIPTION

TOTAL OB/XF 6,376

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	0006		0.00	0.00	1.33	AC		1.00	1.00	1.00	80,000.00	80,000.00	106,400							

REVIEW DATE 06/08/2020 BY NWA Total Acres: 1.33 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 08/02/2023 BY SYS