IN OR 2092/146

CIRTWELL AMANDA L/NEASE TODD
86386 PEEPLES ROAD
YULEE, FL 32097-3387

2023

52-3N-27-0000-0002-0500

BUILDING CHARACTERISTICS

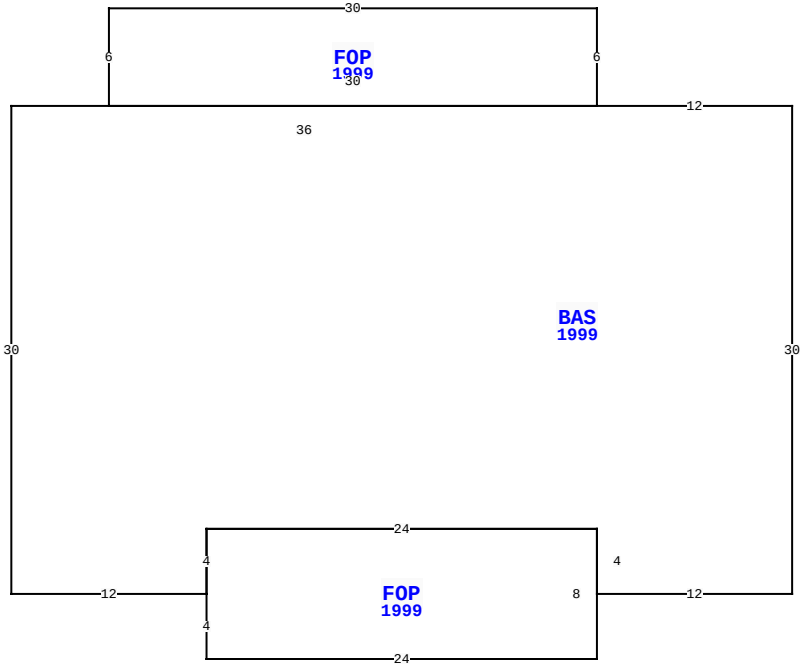
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,344	100	1,344	158,384
FOP	180	30	54	6,364
FOP	192	30	58	6,835
TOTALS	1,716		1,456	171,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,456	111.5000	132.41	192,789	1999	1999	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 1344 HX Base Yr 2019



86386 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		171,582
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		251,582
SOH/AGL Deduction		91,405
ASSESSED VALUE		160,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,177
TOTAL JUST VALUE		251,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0146	12/22/2016	WD	Q	I	01	160,000
GRANTOR: PASCHAL MELISSA BLACK						
GRANTEE: CIRTWELL AMANDA L &						
1495/1285	4/30/2007	QC	U	I	06	40,000
GRANTOR: BLACK MELISSA ETAL						
GRANTEE: BLACK MELISSA & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FOP=[YR=1999] N6 W30 S6 E30$ W36 S30 E12
FOP=[YR=1999] S4 E24 N8 W24 S4$ N4 E24 S4 E12 N30$.

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	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS