PT JOHN D VAUGHAN GRANT
SEC 52-3N-27E IN OR 1832/352
(EX ESMT IN OR 677/422)

DUGGAR DEAN W
86492 PEEPLES RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0510

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

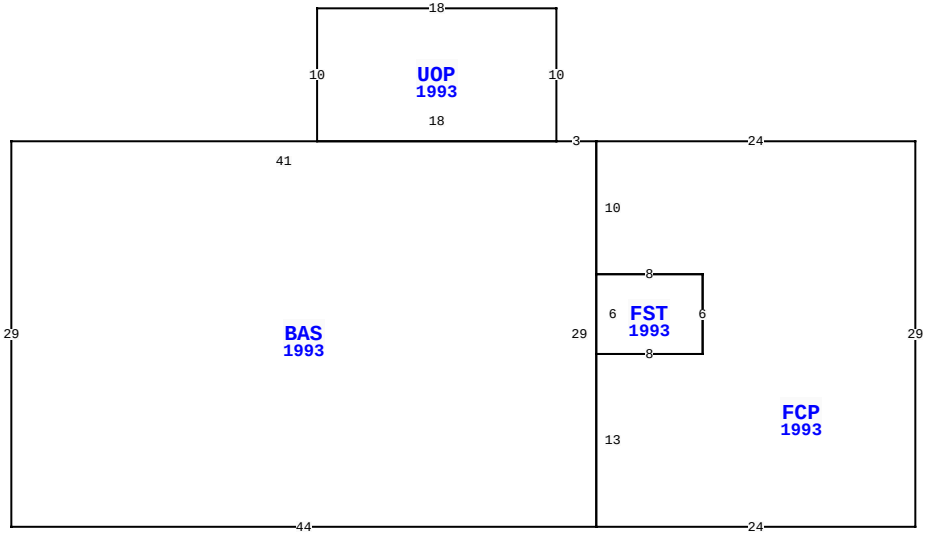
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	1,276	100	1,276	101,806
FCP	648	25	162	12,925
FST	48	55	26	2,074
UOP	180	20	36	2,872
TOTALS	2,152		1,500	119,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	109.1400	98.50	147,750	1975	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1276 HX Base Yr 2014



86492 PEEPLES RD, YULEE

BLD DATE	01/24/2020	KKA	LGL DATE	
XF DATE	01/24/2020	KKA	LAND DATE	01/24/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,678
TOTAL MARKET OB/XF VALUE		2,454
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		202,132
SOH/AGL Deduction		94,623
ASSESSED VALUE		107,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,509
TOTAL JUST VALUE		202,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/0352	8/26/2012	QC	U	I	11	100
GRANTOR: DUGGAR BRUCE ROBERTSO						
GRANTEE: DUGGAR DEAN W						
1574/1178	7/01/2008	QC	U	I	06	100
GRANTOR: DUGGAR DEAN W						
GRANTEE: DUGGAR BRUCE ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W24 BAS=[YR=1993] W3 UOP=[YR=1993] N10 W18 S10 E18$ W41 S29 E44 N29$ S10 FST=[YR=1993] S6 E8 N6 W8$ E8 S6 W8 S13 E24 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	1,330	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1975	1975	3	20	40	
6	0810	CONCRETE A	0	100	18	6	108.00	SF	6.50	6.50	100	1990	1990	3	62	435	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	
8	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	1990	1990	3	62	73	

LAND DESCRIPTION

TOTAL OB/XF 2,454

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 01/24/2020 BY KKA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS