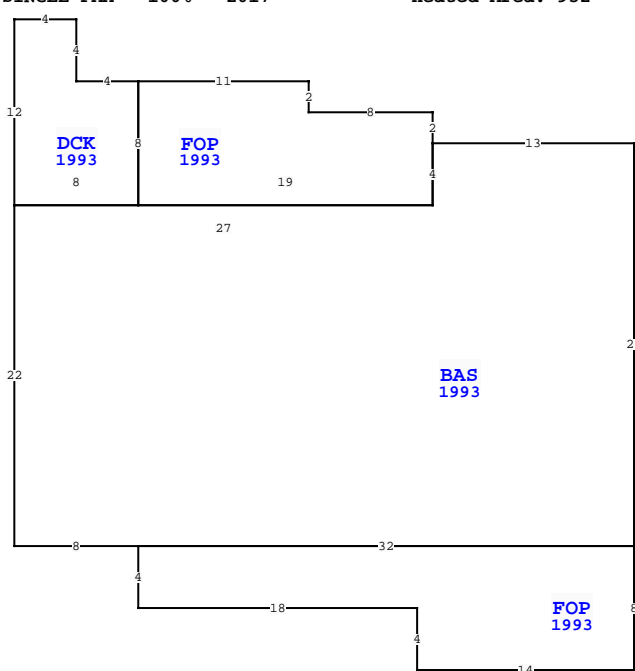




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,036	118.8000	112.86	116,923	1956	1985	0	0	16.50	83.50		
1 SINGLE FAM - 100% - 2017 Heated Area: 932 HX Base Yr 2017													



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	932	100	932	87,830
DCK	80	10	8	754
FOP	136	30	41	3,864
FOP	184	30	55	5,183
TOTALS	1,332		1,036	97,631

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			97,631	
TOTAL MARKET OB/XF VALUE			3,360	
TOTAL LAND VALUE - MARKET			66,400	
TOTAL MARKET VALUE			167,391	
SOH/AGL Deduction			80,565	
ASSESSED VALUE			86,826	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			36,826	
TOTAL JUST VALUE			167,391	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			162,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R93-090	REPAIR/RRF	0	04/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0205	6/15/2016	WD Q	Q	I	01	110,000
GRANTOR: MCDUFFIE BARBARA C &						
GRANTEE: EDGY REBECCA A						
2053/0201	6/09/2016	WD U	U	I	11	100
GRANTOR: BOYLES ELIZABETH C &						
GRANTEE: MCDUFFIE BARBARA C						

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	0510	GARAGE WD-	0 100	24 20	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	

BLD DATE		09/18/2014	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
86086 PEEPLES RD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=1993] W13 FOP=[YR=1993] N2 W8 N2 W11 DCK=[YR=1993] W4 N4 W4 S12 E8 N8\$ S8 E19 N4\$ S4 W27 S22 E8 FOP=[YR=1993] S4 E18 S4 E14 N8 W32\$ E32 N26\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,360				
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	000100	C	SFR	100	0006	OR	200.00	175.00	0.83	AC		1.00	1.00	1.00	80,000.00	80,000.00	66,400							