PT OF LOT 13 (S-2)
IN OR 2699/1140
WIDE ROAD ACRES PB 5/404-406

RAMIREZ PAREDES PEDRO ALBERTO/DIAZ DE RAMIREZ ANGE
85098 PEACOCK CT
YULEE, FL 32097

2024

42-2N-27-4487-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

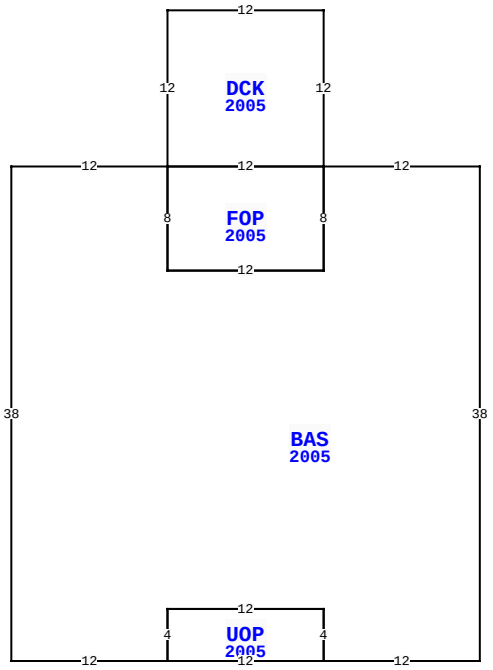
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	61,224
DCK	144	15	22	1,100
FOP	96	30	29	1,450
UOP	48	25	12	600
TOTALS	1,512		1,287	64,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,287	127.6000	89.32	114,955	1985	2005	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2020 Heated Area: 1224 HX Base Yr 2020



85098 PEACOCK CT, 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		64,375
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,200
TOTAL MARKET VALUE		155,575
SOH/AGL Deduction		46,115
ASSESSED VALUE		109,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,460
TOTAL JUST VALUE		155,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,382

BLDG:1:2: RP: 12782859 & 12782860 & 12782861
BLDG:1:1: TWMH/ID: SHS1WGA12858771(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1140	2/23/2024	WD	Q	I	01	185,000
GRANTOR: PERRY SHERRY						
GRANTEE: RAMIREZ PAREDES PED						
2282/1901	5/23/2019	WD	Q	I	01	120,000
GRANTOR: JB2 PARTNERS LLC						
GRANTEE: PERRY SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 DCK=[YR=2005] N12 W12 S12 E12$
FOP=[YR=2005] W12 S8 E12 N8 $ S8 W12 N8 W12 S38 E12
UOP=[YR=2005] E12 N4 W12 S4$ N4 E12 S4 E12 N38$.

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		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	80,000.00	80,000.00	91,200							

REVIEW DATE 03/21/2024 BY KWA Total Acres: 1.14 Total Land Value: 91,200 Market: 0 Agricultural: 0 Common: 91,200 PRINTED 08/06/2024 BY SYS