IN OR 2022/867

PEPPLER ADAM D & CHELSEA T
97093 MITCHELL RD
YULEE, FL 32097

2024

43-3N-28-0000-0002-0110

BUILDING CHARACTERISTICS

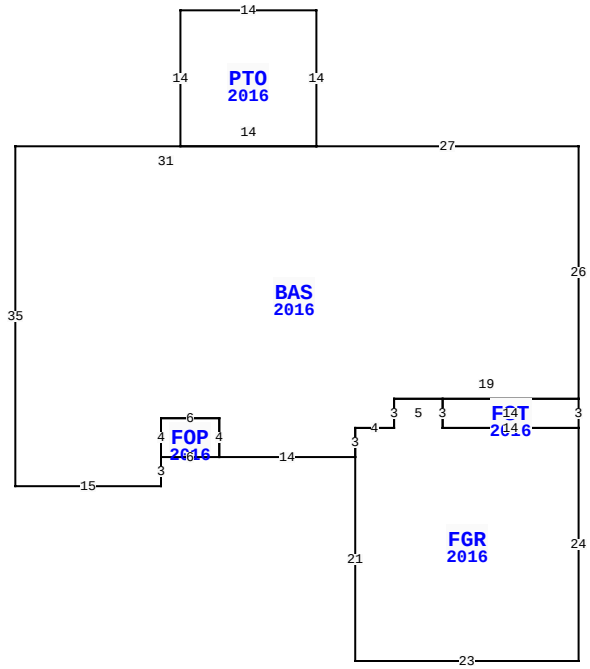
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,751	100	1,751	213,157
FGR	567	55	312	37,981
FOP	24	30	7	852
FST	42	55	23	2,800
PTO	196	5	10	1,218
TOTALS	2,580		2,103	256,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,103	102.7824	128.48	270,193	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 1751 HX Base Yr 2017



97093 MITCHELL RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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		256,008
TOTAL MARKET OB/XF VALUE		3,459
TOTAL LAND VALUE - MARKET		83,200
TOTAL MARKET VALUE		342,667
SOH/AGL Deduction		191,163
ASSESSED VALUE		151,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,504
TOTAL JUST VALUE		342,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531263	NEW CONSTR	224,683	10/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/0867	1/08/2016	WD	Q	V	01	215,000
GRANTOR: PERMIER HOMES OF NORT						
GRANTEE: PEPPLER ADAM D & CH						
2001/0719	9/02/2015	WD	Q	V	01	45,000
GRANTOR: NADEAU MICHAEL R						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	693.00	SF	5.20	5.20	100	2016	2016	3	96	3,459	

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PTO=[YR=2016] N14 W14 S14 E14$ W31 S35 E15 N3 FOP=[YR=2016] E6 N4 W6 S4$ N4 E6 S4 E14 FGR=[YR=2016] S21 E23 N24 FST=[YR=2016] N3 W14 S3 E14$ W14 N3 W5 S3 W4 S3$ N3 E4 N3 E19 N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,459

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	0008	RSF-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	83,200							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 1.04 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 08/06/2024 BY SYS