IN OR 1261/119

WILSON EARL F III & MARY
86637 PEEPLES RD
YULEE, FL 32097

2024

51-3N-27-0000-0069-0010

BUILDING CHARACTERISTICS

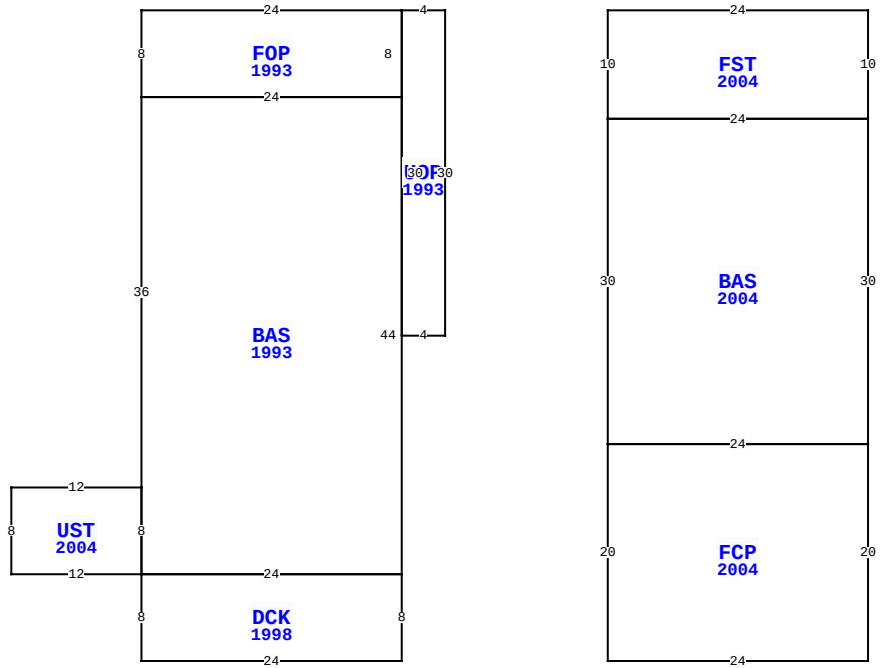
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,056	100	1,056	92,972
BAS	720	100	720	63,390
DCK	192	10	19	1,673
FCP	480	25	120	10,565
FOP	192	30	58	5,106
FST	240	55	132	11,621
UOP	120	20	24	2,113
UST	96	45	43	3,786
TOTALS	3,096		2,172	191,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	110.0000	104.50	226,974	1984	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 1776 HX Base Yr



86637 PEEPLES RD, 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		191,226
TOTAL MARKET OB/XF VALUE		1,995
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		273,221
SOH/AGL Deduction		129,081
ASSESSED VALUE		144,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,140
TOTAL JUST VALUE		273,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0119	9/22/2004	QC	U	I	06	100
GRANTOR: WILSON JANNELL I						
GRANTEE: WILSON EARL F III &						
0386/0080	5/01/1983	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4 FOP=[YR=1993] W24 S8 BAS=[YR=1993] S36 UST=[YR=2004] W12 S8 E12 DCK=[YR=1998] S8 E24 N8 W24 $ N8 $ S8 E24 N44 W24 $ E24 N8 $ S30 E4 N30 $ PTR= E15 FST=[YR=2004] E24 S10 BAS=[YR=2004] S30 FCP=[YR=2004] S20 W24 N20 E24 $ W24 N30 E24 $ W24 N10 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	362.00	SF	6.50	6.50	100	1984	1984	3	44	1,035	
2	1242	WD DECK A	0	100	30	16	480.00	SF	10.00	10.00	100	1999	1999	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 1,995

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS