IN OR 2437/424
PARCELS 70-1 & 70-6
EX 70-5

WILSON EARL FREDERICK IV & AMY
86600 PEEPLES ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0070-0010

BUILDING CHARACTERISTICS

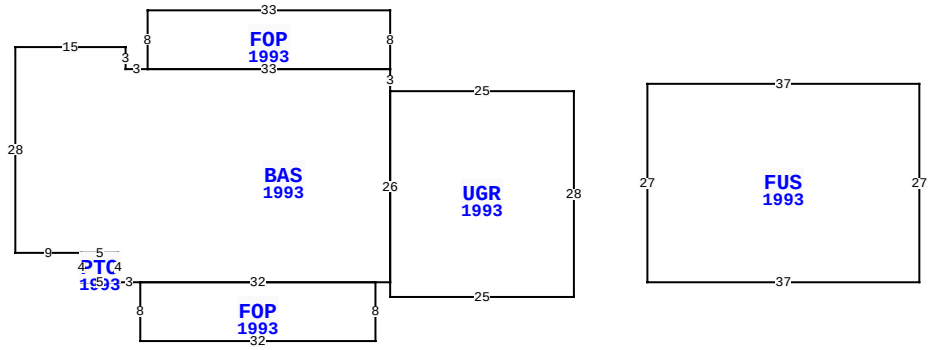
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,468	100	1,468	136,990
FOP	256	30	77	7,186
FOP	264	30	79	7,372
FUS	999	100	999	93,225
PTO	20	5	1	94
UGR	700	45	315	29,395
TOTALS	3,707		2,939	274,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,939	120.5315	114.50	336,516	1978	2000	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2467 HX Base Yr 2023



86600 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		274,261
TOTAL MARKET OB/XF VALUE		2,588
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		441,849
SOH/AGL Deduction		936
ASSESSED VALUE		440,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		390,913
TOTAL JUST VALUE		441,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0424	2/23/2021	WD	U	I	30	350,000
GRANTOR: COBB BECKY R & EDWARD						
GRANTEE: WILSON EARL FREDERI						
1277/0193	11/30/2004	QC	U	I	01	134,200
GRANTOR: CARTER BECKY						
GRANTEE: COBB BECKY R & EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-25,0] N3 W33 W3 N3 W15 S28 E9 E5 S4 E3 E32 E2 N26 $
FUS=[YR=1993;ORIG=10,-1] E37 S27 W37 N27 $
UGR=[YR=1993;ORIG=0,0] W25 S26 S2 E25 N28 $
FOP=[YR=1993;ORIG=-25,-3] N8 W33 S8 E33 $
FOP=[YR=1993;ORIG=-59,26] S8 E32 N8 W32 $
PTO=[YR=1993;ORIG=-67,22] S4 E5 N4 W5 $
.

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	1980	1980	3	46.5	1,628	
2	0300	BOAT DCK W	0	100	0	0	120.00	SF	40.00	40.00	100	1978	1978	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 2,588

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	000130	C	SFR WATER	100	0005	OR	165.00	319.00	165.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	165,000							

REVIEW DATE 07/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS