PARCELS 70-2 71 & 72
IN OR 694/1883 & OR 814/1288 &
OR 861/1349

PEEPLES ROBERT E & ELISA
PO BOX 1903
YULEE, FL 32041-1903

2024

51-3N-27-0000-0070-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

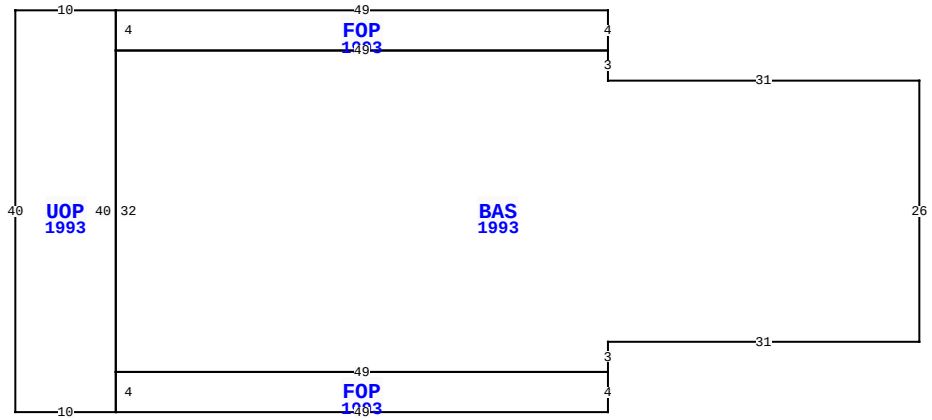
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,374	100	2,374	196,056
FOP	196	30	59	4,872
FOP	196	30	59	4,872
UOP	400	20	80	6,607
TOTALS	3,166		2,572	212,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	118.2720	112.36	288,990	1974	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 2374 HX Base Yr



86584 PEEPLES DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,144
TOTAL MARKET OB/XF VALUE		18,087
TOTAL LAND VALUE - MARKET		286,160
TOTAL MARKET VALUE		529,391
SOH/AGL Deduction		325,767
ASSESSED VALUE		203,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,624
TOTAL JUST VALUE		529,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6458	XFOB	16,936	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0861/1349	1/06/1999	QC	U	V	01	100
GRANTOR: PEEPLES ROBERT E						
GRANTEE: PEEPLES ROBERT E &						
0822/0222	2/09/1998	WD	U	I		35,000
GRANTOR: PEEPLES KEVIN H						
GRANTEE: PEEPLES ROBERT & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N3 FOP=[YR=1993] N4 W49 UOP=[YR=1993] W10 S40 E10 FOP=[YR=1993] E49 N4 W49 S4 $ N40 $ S4 E49 $ W49 S32 E49 N3 E31 N26 $.

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	1977	1977	3	40	1,400	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,856	
3	0812	CONCRETE C	0	100	0	0	3,150.00	SF	4.00	4.00	100	1993	1993	3	66	8,316	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
5	0350	CARPORT WD	0	100	18	11	198.00	SF	13.00	13.00	100	1972	1972	3	20	515	

LAND DESCRIPTION

TOTAL OB/XF 18,087

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		OR	230.00	485.00	230.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	230,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.17	AC		1.00	1.00	0.60	80,000.00	48,000.00	56,160							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.17 Total Land Value: 286,160 Market: 0 Agricultural: 0 Common: 286,160 PRINTED 08/06/2024 BY SYS

PARCELS 70-2 71 & 72
IN OR 694/1883 & OR 814/1288 &
OR 861/1349

PEEPLES ROBERT E & ELISA
PO BOX 1903
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2024

51-3N-27-0000-0070-0020

BUILDING CHARACTERISTICS

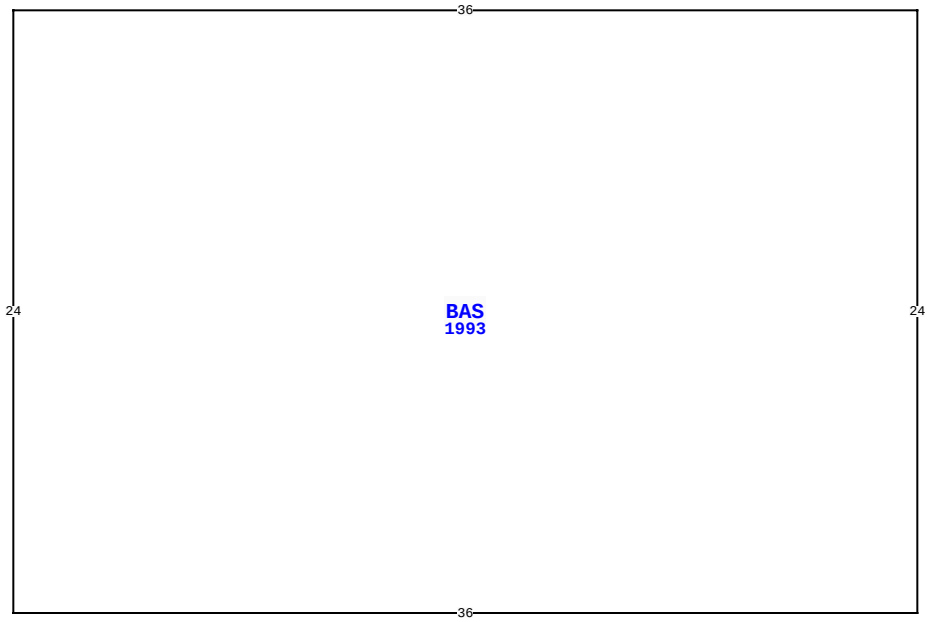
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
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	864	100	864	12,736
TOTALS	864		864	12,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	84.2400	29.48	25,471	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 864 HX Base Yr



86584 PEEPLES DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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PREVIOUS YEAR MKT VALUE		520,539

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0822/0222	2/09/1998	WD	U	I		35,000
GRANTOR: PEEPLES KEVIN H						
GRANTEE: PEEPLES ROBERT & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E36 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.17 Total Land Value: 286,160 Market: 0 Agricultural: 0 Common: 286,160 PRINTED 08/06/2024 BY SYS