OR 2693/539
EX 2-54

GUNES NAIF
9617 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

52-3N-27-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

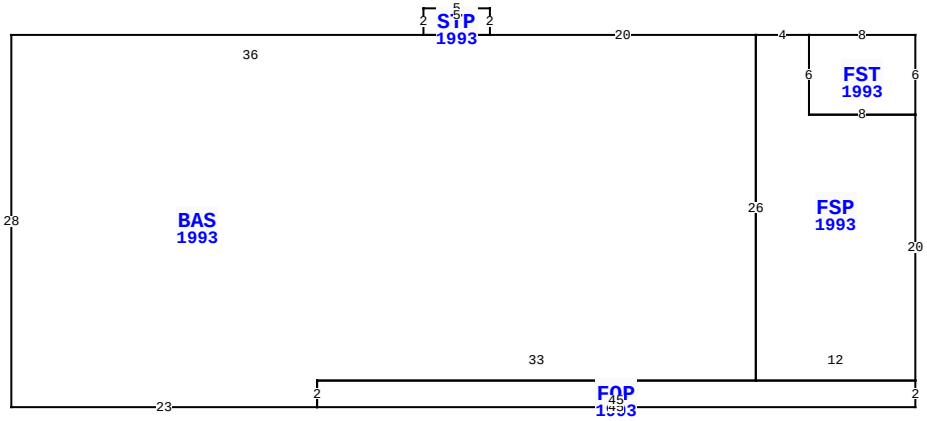
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,502	100	1,502	124,110
FOP	90	30	27	2,231
FSP	264	40	106	8,759
FST	48	55	26	2,148
STP	10	10	1	82
TOTALS	1,914		1,662	137,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	122.5000	116.38	193,424	1975	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1502 HX Base Yr



86231 PEEPLES RD, 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	137,331
TOTAL MARKET OB/XF VALUE	16,332
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	233,663
SOH/AGL Deduction	0
ASSESSED VALUE	233,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,663
TOTAL JUST VALUE	233,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970651	REPAIR/RRF	3,800	10/01/1997
3599	N/A	6,855	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/539	2/07/2024	WD	Q	I	01	265,300
GRANTOR: STEELY DALLAS S						
GRANTEE: GUNES NAIF						
2692/1387	1/31/2024	FJ	U	I	11	100
GRANTOR: DEWEY SHIRLEE ANN EST						
GRANTEE: STEELY DALLAS S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FSP=[YR=1993] W4 BAS=[YR=1993] W20
STP=[YR=1993] N2 W5 S2 E5$ W36 S28 E23 FOP=[YR=1993] E45 N2 W45 S2$ N2 E33 N26$ S26 E12 N20 W8 N6$ S6 E8 N6$.

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	0511	GARAGE CB-	0	0	26	26	676.00	SF	40.00	40.00	100	1987	1987	3	52	14,061	
2	0801	ASPHALT A	0	0	7	83	581.00	SF	3.00	3.00	100	1990	1990	3	50	872	
3	0810	CONCRETE A	0	0	18	23	414.00	SF	6.50	6.50	100	1987	1987	3	52	1,399	

LAND DESCRIPTION

TOTAL OB/XF 16,332

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	0		RSF-1	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