IN OR 2041/1405
EX 2-23 & 2-49

POTTER ROBERT
86280 PEEPLES RD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0090

BUILDING CHARACTERISTICS

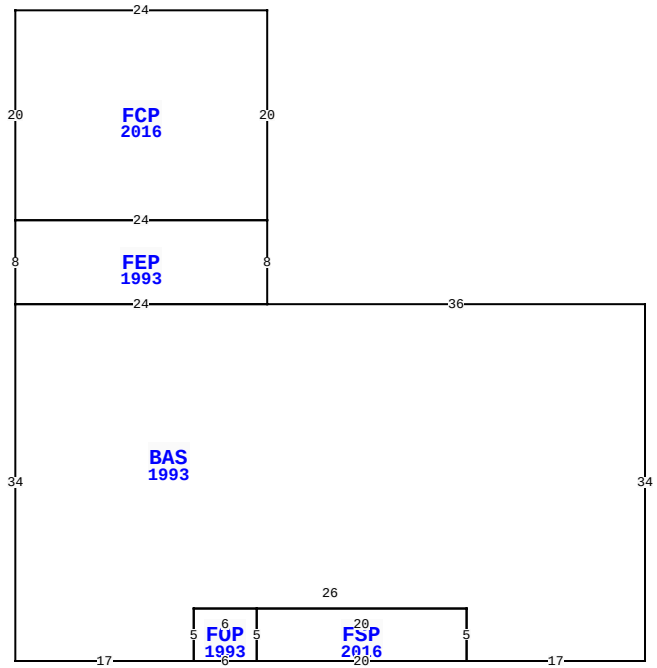
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,910	100	1,910	172,000
FCP	480	25	120	10,806
FEP	192	80	154	13,868
FOP	30	30	9	811
FSP	100	40	40	3,602
TOTALS	2,712		2,233	201,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,233	128.9680	122.52	273,587	1984	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1910 HX Base Yr 2017



86280 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		221,985
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		98,400
TOTAL MARKET VALUE		322,345
SOH/AGL Deduction		134,146
ASSESSED VALUE		188,199
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,199
TOTAL JUST VALUE		322,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903571	GARAGE	57,136	04/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1405	3/31/2016	WD	Q	I	01	205,000
GRANTOR: BRADDOCK PATRICIA ANN						
GRANTEE: POTTER ROBERT						
0773/0251	10/04/1996	WD	U	I	01	100
GRANTOR: WALLACE ERNEST C & VE						
GRANTEE: WALLACE ERNEST & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FEP=[YR=1993] N8 FCP=[YR=2016] N20 W24 S20 E24$ W24 S8 E24 $ W24 S34 E17 FOP=[YR=1993] E6 FSP=[YR=2016] E20 N5 W20 S5$ N5 W6 S5$ N5 E26 S5 E17 N34$.

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	1984	1984	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	1.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	98,400							

REVIEW DATE 07/25/2019 BY MB Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

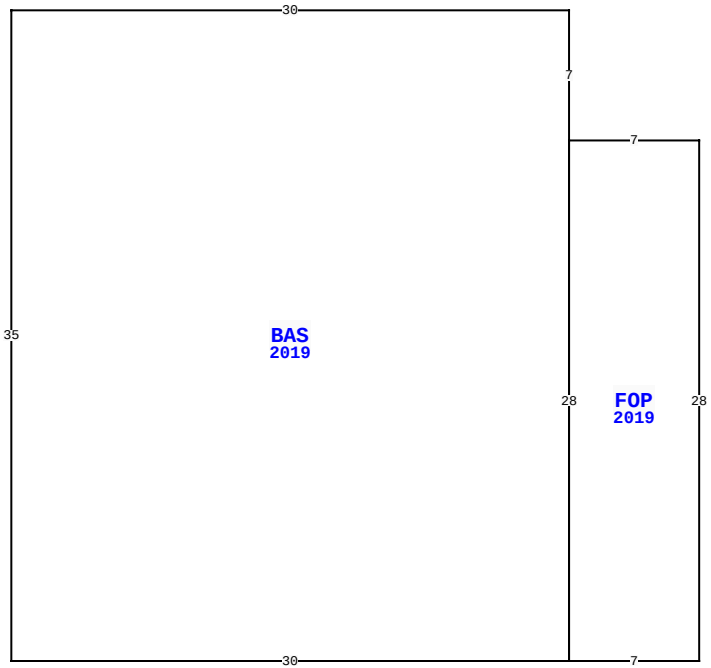
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	19,788
FOP	196	30	59	1,112
TOTALS	1,246		1,109	20,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,109	56.0740	19.63	21,770	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2017 Heated Area: 1050 HX Base Yr 2017



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0773/0251	10/04/1996	WD	U	I	01	100
GRANTOR: WALLACE ERNEST C & VE						
GRANTEE: WALLACE ERNEST & VE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W7 BAS=[YR=2019] N7 W30 S35 E30 N28$ S28 E7 N28$.

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 07/25/2019 BY MB Total Acres: 1.23 Total Land Value: 98,400 Market: 0 Agricultural: 0 Common: 98,400 PRINTED 08/06/2024 BY SYS