IN OR 1829/1415
PARCELS 2-21 & 2-26

LANGAN GLEN & BARBARA
86385 PEEPLES RD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0210

NASSAU COUNTY PROPERTY

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

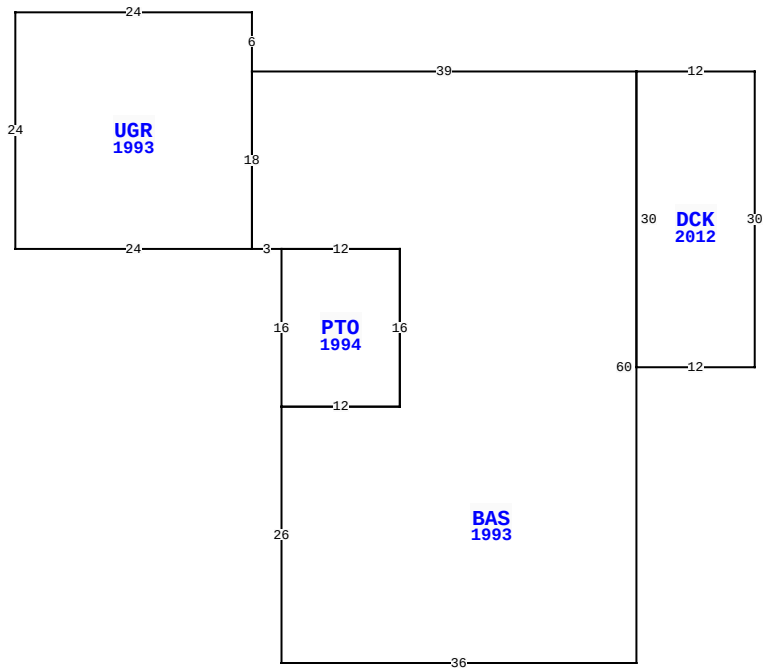
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2,022	162,979
DCK	360	10	36	2,902
PTO	192	5	10	806
UGR	576	45	259	20,876
TOTALS	3,150		2,327	187,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	101.9200	96.82	225,300	1975	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2013 Heated Area: 2022 HX Base Yr 2013



86385 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		187,562
TOTAL MARKET OB/XF VALUE		2,012
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		269,574
SOH/AGL Deduction		130,122
ASSESSED VALUE		139,452
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,452
TOTAL JUST VALUE		269,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006446	FOUNDATION	7,261	07/19/2017
940662	H/AC	4,890	06/01/1994
7036	NEW CONSTR	55,862	03/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/1415	12/06/2012	WD	Q	I	02	114,000
GRANTOR: STOKES JASON & JENNIF						
GRANTEE: LANGAN GLEN & BARBA						
1428/1045	7/17/2006	WD	Q	I		255,000
GRANTOR: MARX CHARLES C & JUDI						
GRANTEE: STOKES JASON & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2012] W12 BAS=[YR=1993] W39 UGR=[YR=1993] N6 W24 S24 E24 N18 $ S18 E3 PTO=[YR=1994] S16 E12 N16 W12 $ E12 S16 W12 S26 E36 N60 $ S30 E12 N30 $.

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	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1980	1980	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 2,012

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 03/23/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS