

STRICKLAND ANITA & ROBERT K
86457 PEEPLES ROAD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0240

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20FACE BRICK 90

31HARDIE BRD 10

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 90

04PLYWOOD 10

14CARPET 80

11CLAY TILE 20

03CENTRAL 100

04AIR DUCTED 100
3 100

2 100

02WOOD FRAME 100

1. 1. 100

0 100

04DIST 01 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA04

4053.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3401001,340106,229

SFB3518028122,277

UOP499201007,928

UST9202159

UST6045272,140

TOTALS2,2591,750138,732

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20810CONCRETE A010000726.00SF6.506.5010019801980332.51,534

30810CONCRETE A010000824.00SF6.506.50100198719873522,785

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTITYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.001.03AC1.001.001.0080,000.0080,000.0082,400

REVIEW DATE04/22/2024BYKWA

Total Acres: 1.03Total Land Value: 82,400Market: 0Agricultural: 0Common: 82,400PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTEYBNORM% CONDD

01011,750112.6000106.97187,198197819850025.8974.11

1 SINGLE FAM - 100% - 2008Heated Area: 1621HX Base Yr 2008

UOP1993

SFB2006

UST1993

BAS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

86457 PEEPLES RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE138,732

TOTAL MARKET OB/XF VALUE4,319

TOTAL LAND VALUE - MARKET82,400

TOTAL MARKET VALUE225,451

SOH/AGL Deduction113,613

ASSESSED VALUE111,838

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE61,838

TOTAL JUST VALUE225,451

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE215,347

24X36 TIN GARAGE IS FAILING DOWN = NV: KW 4/2024

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1507/16246/25/2007QC U I 01100

GRANTOR: STRICKLAND ANITA

GRANTEE: STRICKLAND ANITA &

0206/01311/01/1975WD Q V7,600

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 UOP=[YR=2006] N3 SFB=[YR=2006] N21 W15
UOP=[YR=1993] W17 S37 E7 N13 E10 N24 \$ S24 E12 N3 E3 \$ W3 S3
E3 \$ W15 UST=[YR=1993] W10 S6 E10 N6 \$ S6 W10 S19 E56 N25 \$.