BEING PT OF PARCEL'1'
IN OR 2417/1851

SIMON CARL D
86417 PEEPLES RD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0460

BUILDING CHARACTERISTICS

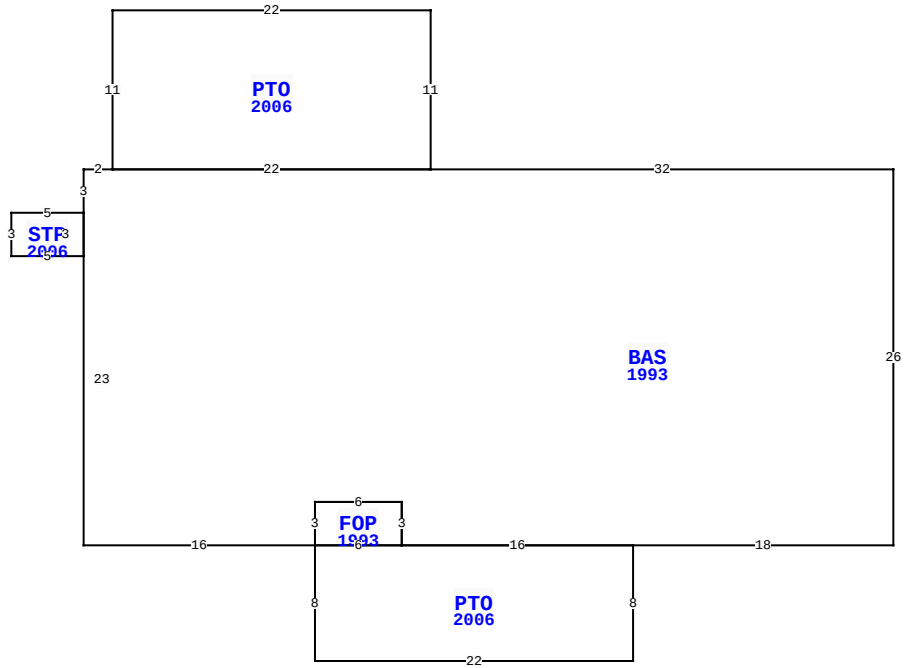
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,438	100	1,438	160,286
FOP	18	30	5	558
PTO	176	5	9	1,003
PTO	242	5	12	1,337
STP	15	10	2	223
TOTALS	1,889		1,466	163,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,466	134.8644	128.12	187,824	1992	1997	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1438 HX Base Yr 2021



86417 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		163,407
TOTAL MARKET OB/XF VALUE		1,498
TOTAL LAND VALUE - MARKET		65,600
TOTAL MARKET VALUE		230,505
SOH/AGL Deduction		75,958
ASSESSED VALUE		154,547
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,547
TOTAL JUST VALUE		230,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,984

LAND:1:1: OWNS ADJ PARCEL 2-53

BLDG:1:1: EYB ADJUSTED FOR REMODEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/1851	12/14/2020	WD	Q	I	05	195,000
GRANTOR: EICHOLTZ MEREDITH & C						
GRANTEE: SIMON CARL D						
2417/1848	12/02/2020	WD	U	I	16	100
GRANTOR: EICHOLTZ BRETT S						
GRANTEE: EICHOLTZ MEREDITH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 W22 W2 S3 S23 E16 N3 E6 S3 E16 E18 N26 $
PTO=[YR=2006;ORIG=-32,0] N11 W22 S11 E22 $
PTO=[YR=2006;ORIG=-40,26] S8 E22 N8 W16 W6 $
FOP=[YR=1993;ORIG=-40,26] E6 N3 W6 S3 $
STP=[YR=2006;ORIG=-56,3] W5 S3 E5 N3 $
.

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	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1992	1992	3	64	1,498	

LAND DESCRIPTION

TOTAL OB/XF 1,498

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	000100	C	SFR	100		OR	0.00	0.00	0.82	AC		1.00	1.00	1.00	80,000.00	80,000.00	65,600							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.82 Total Land Value: 65,600 Market: 0 Agricultural: 0 Common: 65,600 PRINTED 08/06/2024 BY SYS