

PARCELS 2-48 & 2-57
IN OR 1627/418
EX ESMT PT OR 1563/439

WHITE LARRY LEE
86408 PEEPLES ROAD
YULEE, FL 32097-3389

2024

52-3N-27-0000-0002-0480



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100

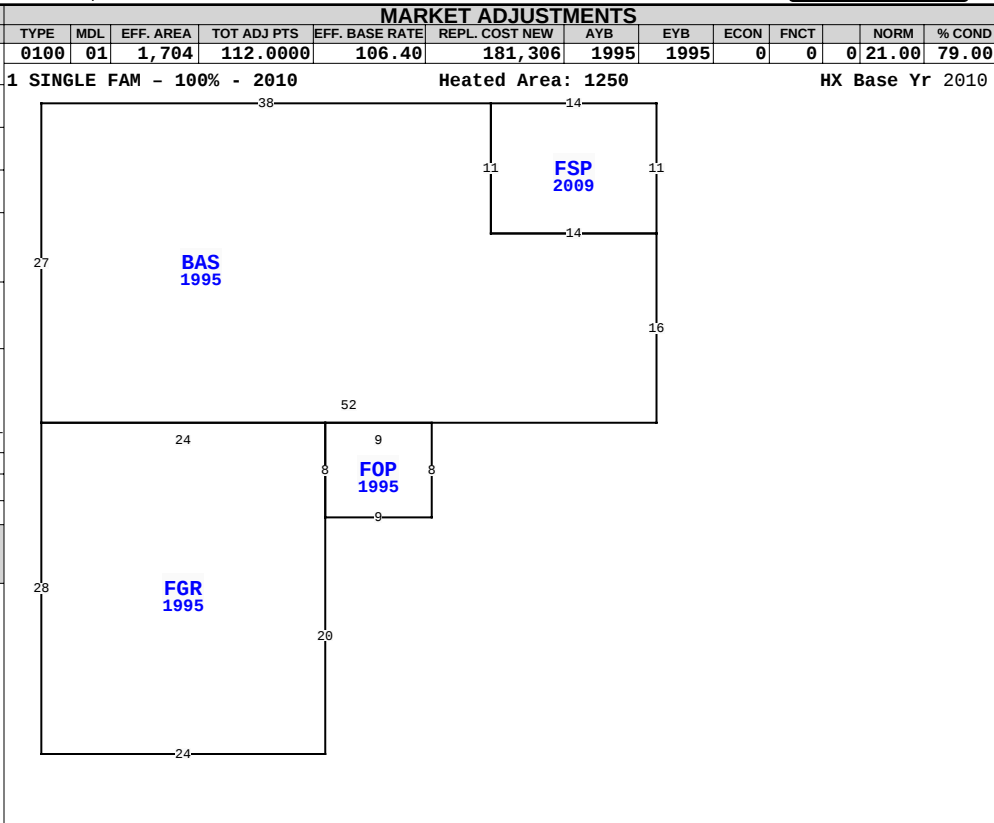
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	105,070
FGR	672	55	370	31,101
FOP	72	30	22	1,849
FSP	154	40	62	5,212

TOTALS	2,148		1,704	143,232
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	413.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,481.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.33	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

86408 PEEPLES RD, YULEE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						143,232					
TOTAL MARKET OB/XF VALUE						6,204					
TOTAL LAND VALUE - MARKET						106,400					
TOTAL MARKET VALUE						255,836					
SOH/AGL Deduction						131,066					
ASSESSED VALUE						124,770					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						69,770					
TOTAL JUST VALUE						255,836					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						250,137					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1627/0418	6/18/2009	WD	Q	I	01	212,500			
GRANTOR: PIPER LAWRENCE W									
GRANTEE: WHITE LARRY LEE									
0725/1269	3/14/1995	DG	U	V	01	100			
GRANTOR: PIPER DONALD & PATRIC									
GRANTEE: PIPER LAWRENCE W									

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2009] W14 BAS=[YR=1995] W38 S27 FGR=[YR=1995] S28 E24 N20 FOP=[YR=1995] E9 N8 W9 S8\$ N8 W24\$ E52 N16 W14 N11\$ S11 E14 N11\$.											