BEING PARCEL '2' & PT OF
PARCEL '1' IN OR 2417/1851

SIMON CARL D
86417 PEEPLES RD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0530

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,400
TOTAL MARKET VALUE	6,400
SOH/AGL Deduction	0
ASSESSED VALUE	6,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,400
TOTAL JUST VALUE	6,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,800

LAND ADJSTD FOR : SIZE/SHAPE + UTILITY : KW 4/2024

PRCL:0:1: OWNER ALSO OWNS ADJCNT PRCL 2-46 @ 86417

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	V	16	100
GRANTOR: EICHOLTZ BRETT S						
GRANTEE: EICHOLTZ MEREDITH &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		OR	0.00	0.00	0.16	AC		1.00	1.00	0.50	80,000.00	40,000.00	6,400							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.16 Total Land Value: 6,400 Market: 0 Agricultural: 0 Common: 6,400 PRINTED 08/06/2024 BY SYS