PT OF SEC 52-3N-27E
IN OR 2657/191
(EX OR 2449/1935)

FERGUSON REBECCA D
86277 PEEPLES RD
YULEE, FL 32097

2024

52-3N-27-0000-0002-0540

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

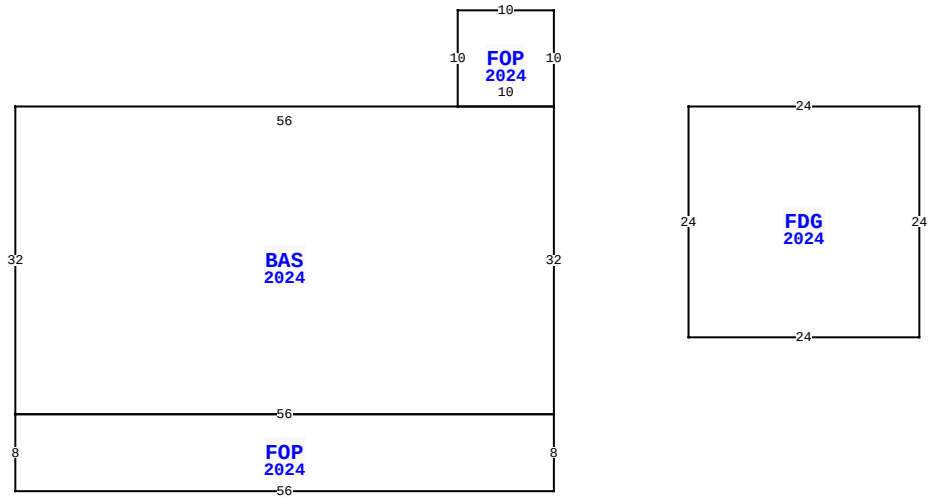
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	248,049
FDG	576	60	346	47,893
FOP	100	30	30	4,153
FOP	448	30	134	18,548
TOTALS	2,916		2,302	318,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	110.7400	138.42	318,643	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1792 HX Base Yr 2024



86277 PEEPLES RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,643
TOTAL MARKET OB/XF VALUE		9,641
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		378,284
SOH/AGL Deduction		0
ASSESSED VALUE		378,284
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,284
TOTAL JUST VALUE		378,284
NCON VALUE		328,284
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230016331	IN GROUND SWIMMIN	96,000	12/21/2023
230004187	CO		03/30/2023
22004561	NEW CONSTR	282,214	03/24/2022
22004563	ADDITION	34,490	03/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1159	1/23/2024	WD	U	I	11	100
GRANTOR: GLORY DWELLERS LLC						
GRANTEE: FERGUSON REBECCA D						
2657/191	7/31/2023	WD	Q	I	02	470,000
GRANTOR: GLORY DWELLERS LLC						
GRANTEE: FERGUSON REBECCA D						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,854.00	SF	5.20	5.20	100	2024	2023		100	9,641	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S32 W56 N32 $
FOP=[YR=2024;ORIG=10,42] E56 S8 W56 N8 $
FOP=[YR=2024;ORIG=66,10] W10 N10 E10 S10 $
FDG=[YR=2024;ORIG=80,10] E24 S24 W24 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,641

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	0006	RSF-1	124.00	169.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.43 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS