PT GOVT LOT 1 OF SEC 8-1S-23E
IN OR 2635/411 BEING PARCEL A
(EX PT IN SEC 7-1S-23E)

PEEBLES MACK R JR & BEVERLY A L/E/
12133 PEEBLES PLACE
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0004-0060

BUILDING CHARACTERISTICS

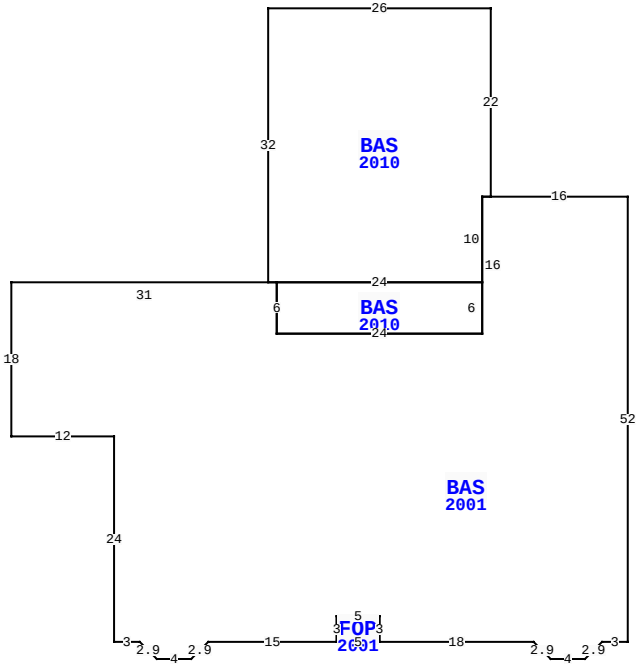
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,771	100	2001	2,771	330,488
BAS	144	100	2010	144	17,174
BAS	822	100	2010	822	98,037
FOP	15	30	2001	4	477
TOTALS	3,752			3,741	446,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,741	85.7790	135.53	507,018	2000	2008	0	0	0	12.00	88.00

1 SFR CUST – 100% - 0 Heated Area: 3737 HX Base Yr 1994



12133 PEEBLES PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		446,176
TOTAL MARKET OB/XF VALUE		44,834
TOTAL LAND VALUE - MARKET		172,770
TOTAL MARKET VALUE		663,780
SOH/AGL Deduction		376,942
ASSESSED VALUE		286,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,116
TOTAL JUST VALUE		663,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011802	REPAIR/RRF	12,000	11/30/2020
B31842	SWIM POOL	37,000	03/01/2016
B985203	NEW CONSTR	110,113	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/411	4/27/2023	WD	U	I	11	100
GRANTOR: PEEBLES MACK R JR & B						
GRANTEE: PEEBLES MATTHEW R						
0688/0935	9/16/1993	TD	U	V	09	100,000
GRANTOR: FORBUS CHARLOTTE TRT						
GRANTEE: PEEBLES MACK JR & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 BAS=[YR=2010] N22 W26 S32 E1 BAS=[YR=2010] S6 E24 N6 W24$ E24 N10 E1$ W1 S16 W24 N6 W31 S18 E12 S24 E3 D2 R2 E4 U2 R2 E15 FOP=[YR=2001] E5N3 W5 S3$ N3 E5 S3 E18 D2 R2 E4 U2 R2 E3 N52$.

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	0812	CONCRETE C	0	100	0	0	603.00	SF	4.00	4.00	100	2000	2000	3	77	1,857	
2	0350	CARPORT WD	0	100	27	23	621.00	SF	9.88	9.88	100	2007	2007	3	27	1,657	
3	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2016	2016	3	78	22,874	
4	0855	CONC PAVER	0	100	0	0	1,449.00	SF	10.00	10.00	100	2016	2016	3	95	13,766	
5	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2016	2016	3	78	4,680	

LAND DESCRIPTION

TOTAL OB/XF 44,834

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	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	100		OR	0.00	0.00	7.86	AC		1.00	1.00	1.00	19,500.00	19,500.00	153,270							

REVIEW DATE 03/09/2021 BY TWX Total Acres: 8.86 Total Land Value: 172,770 Market: 0 Agricultural: 0 Common: 172,770 PRINTED 07/30/2025 BY SYS