IN OR 2496/1967
PARCELS 4-1 & 4-3

LUNN JOHN R
86064 PEEPLES RD
YULEE, FL 32097

2025

38-2N-27-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

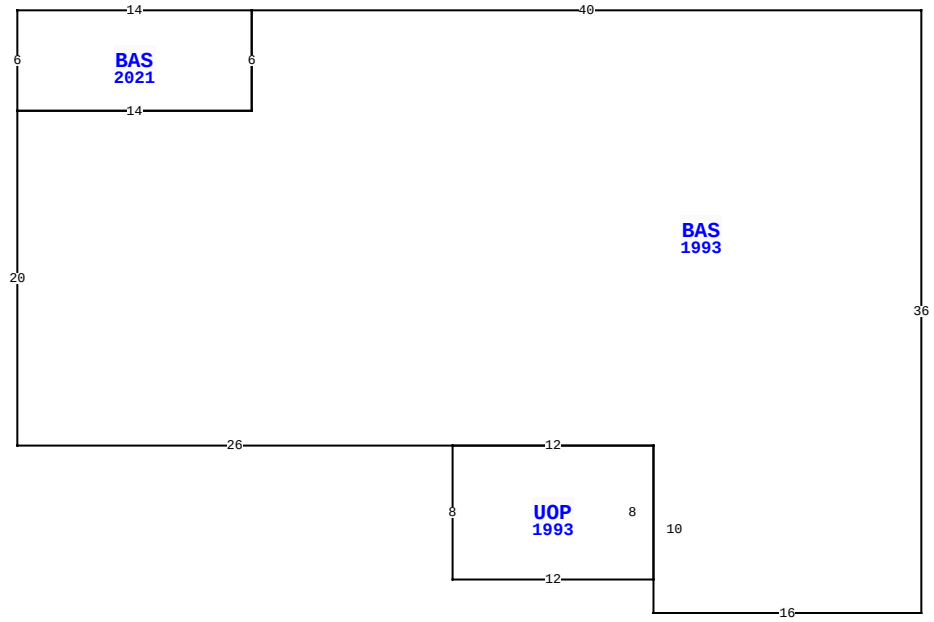
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		20 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,480	100	1993	1,480	128,430
BAS	84	100	2021	84	7,289
UOP	96	20	1993	19	1,649
TOTALS	1,660			1,583	137,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	131.5800	131.58	208,291	1973	1973	0	0	0	34.05	65.95

1 SINGLE FAM – 0% - 0 Heated Area: 1564 HX Base Yr



86064 PEEPLES RD, YULEE

BLD DATE	09/18/2014	KK	LGL DATE		
XF DATE	08/21/2009	KK	LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	137,368
TOTAL MARKET OB/XF VALUE	6,907
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	204,275
SOH/AGL Deduction	6,673
ASSESSED VALUE	197,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,602
TOTAL JUST VALUE	204,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7573	REPAIR/RRF	1,000	10/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2496/1967	9/08/2021	WD	Q	I	01	185,000
GRANTOR: LANDRIGAN LUCKY						
GRANTEE: LUNN JOHN R						
2428/1268	11/30/2020	WD	U	I	11	100
GRANTOR: PETERSON AARON & PRIS						
GRANTEE: LANDRIGAN LUCKY						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
2	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	100	1989	1989	3	20	3,360	
3	0810	CONCRETE A	0	0	0	0	422.00	SF	6.50	6.50	100	2009	2009	3	89	2,441	

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2021] W14 S6 E14 N6$ S6 W14 S20 E26
UOP=[YR=1993] S8 E12 N8W12$ E12 S10 E16 N36$.

LAND DESCRIPTION

TOTAL OB/XF 6,907

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	0	0006	OR	83.00	127.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/25/2019 BY SBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS