IN OR 2314/1474
EX 4-3

HAIR KENDALL L &/SCHINTGEN TIFFANY L
86074 PEEPLES RD
YULEE, FL 32097

2025

38-2N-27-0000-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

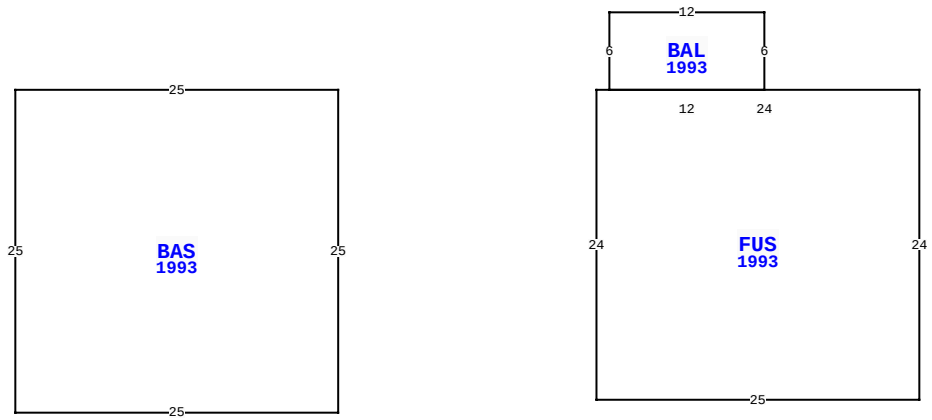
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	1993	11	1,015
BAS	625	100	1993	625	57,673
FUS	600	100	1993	600	55,366
TOTALS	1,297			1,236	114,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,236	130.8888	130.89	161,780	1975	1975	0	0	0	29.50	70.50

1 SINGLE FAM – 50% - 2020 Heated Area: 1225 HX Base Yr 2020



86074 PEEPLES RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,055
TOTAL MARKET OB/XF VALUE		60
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		162,115
SOH/AGL Deduction		34,234
ASSESSED VALUE		127,881
TOTAL EXEMPTION VALUE	HA HAB	28,008
BASE TAXABLE VALUE		99,873
TOTAL JUST VALUE		162,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037730	CHNGE SRVC	0	12/01/2003
E006550	CHNGE SRVC	0	01/01/2000
B996667	MH MOVE-ON	9,500	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2314/1474	10/23/2019	WD	Q	I	01	116,000
GRANTOR: HALL CHARLES G						
GRANTEE: HAIR KENDALL L & TI						
1391/1990	2/27/2006	WD	Q	I	05	68,000
GRANTOR: REGISTER MELANIE H						
GRANTEE: HALL CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S25 E25 N25$ PTR= E20 FUS=[YR=1993] E1
BAL=[YR=1993] N6 E12 S6 W12$ E24 S24 W25 N24$ W20$.

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	0810	CONCRETE A	0	50	0	0	37.00	SF	6.50	6.50	100	1975	1975	3	25	60	

LAND DESCRIPTION

TOTAL OB/XF 60

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	50	0006	OR	43.00	141.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 12/05/2019 BY KWA Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS