PT OF THE JOHN D VAUGHAN GRANT
OF SEC 38-2N-27E
IN OR 2503/616

QUALITY BY DESIGN INC
38115 YALE CIR
LEESBURG, FL 34788

2025

38-2N-27-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

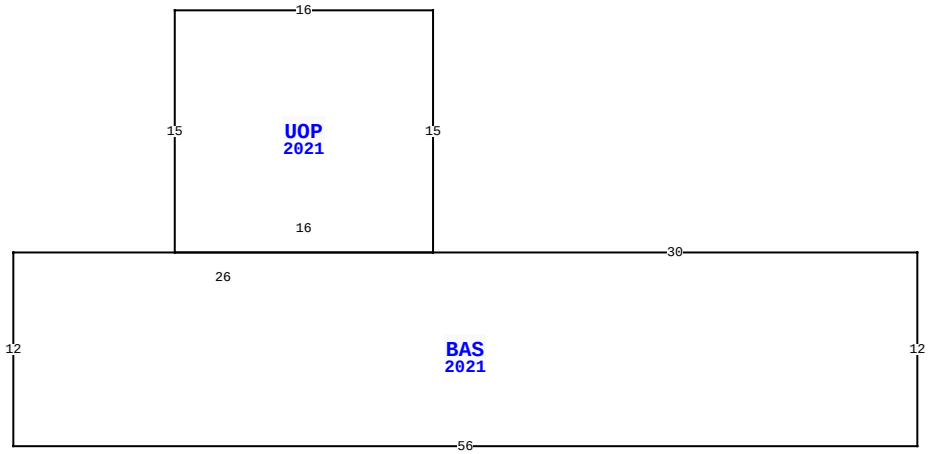
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	04
NEIGHBORHOOD/LOC	4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2021	672	10,048
UOP	240	25	2021	60	897
TOTALS	912			732	10,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	62.3000	49.84	36,483	1990	1990	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



86013 PEEPLES RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,692
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	94,350
TOTAL MARKET VALUE	132,042
SOH/AGL Deduction	0
ASSESSED VALUE	132,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,042
TOTAL JUST VALUE	132,042
NCON VALUE	14,747
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,402

ALSO OWNS ADJCNT PRCL 52-3N-27-0000-0002-0450

12/2019KW: MIS STRG(S) =NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220011183	DEMOLITION	8,100	07/21/2022
20001872	SINGLE WIDE MH	0	03/12/2020
MH034091	MH MOVE-ON	0	03/01/2003
E07286	CHNGE SRVC	0	09/01/2000
94 645	MH MOVE-ON	0	09/01/1994
7833	MH MOVE-ON	12,900	06/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/0616	9/30/2021	WD	Q	I	05	330,000
GRANTOR: BALLANCE ASHLEY						
GRANTEE: QUALITY BY DESIGN I						
2151/0780	10/11/2017	QC	U	I	11	7,000
GRANTOR: DICHARIA ANNA MARIE P						
GRANTEE: BALLANCE ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 UOP=[YR=2021] N15 W16 S15 E16$ W26 S12 E56 N12$.

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	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	0	0	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0.00	0.00	1.11	AC		1.00	1.00	1.00	85,000.00	85,000.00	94,350							

REVIEW DATE 05/27/2025 BY KW Total Acres: 1.11 Total Land Value: 94,350 Market: 0 Agricultural: 0 Common: 94,350 PRINTED 07/30/2025 BY SYS

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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

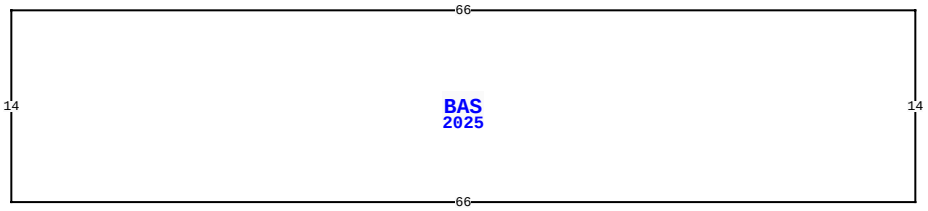
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	14,747
TOTALS	924			924	14,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	66.5000	53.20	49,157	1988	1988	0	0	0	70.00	30.00

4 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



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GRANTOR: DICHARIA ANNA MARIE P						
GRANTEE: BALLANCE ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E66 S14 W66 N14 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/27/2025 BY KW Total Acres: 1.11 Total Land Value: 94,350 Market: 0 Agricultural: 0 Common: 94,350 PRINTED 07/30/2025 BY SYS