LOT 12 (EX S-1)
IN OR 2210/490
WIDE ROAD ACRES PB 5/404-406

HENWOOD LISA & CHRISTOPHER
85011 PEACOCK CT
YULEE, FL 32097

**2025**

**42-2N-27-4487-0012-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 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 | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

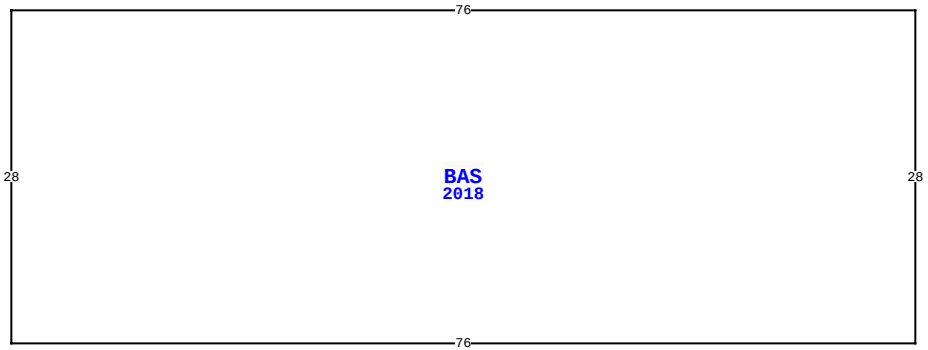
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,128 | 100 | 2018 | 2,128 | 209,159 |
| TOTALS | 2,128 | | | 2,128 | 209,159 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,128 | 128.4800 | 109.21 | 232,399 | 2018 | 2018 | 0 | 0 | 0 | 10.00 | 90.00 |

1 M/H 94+ – 100% - 2021 Heated Area: 2128 HX Base Yr 2021




85011 PEACOCK CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 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 | | 209,159 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 138,600 |
| TOTAL MARKET VALUE | | 347,759 |
| SOH/AGL Deduction | | 130,064 |
| ASSESSED VALUE | | 217,695 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 166,973 |
| TOTAL JUST VALUE | | 347,759 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 309,980 |

MISC STRG = NV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18010934 | CO ISSUED | 0 | 10/31/2018 |
| MH003333 | MH MOVE-ON | 0 | 12/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2210/0490 | 7/09/2018 | WD | Q | V | 01 | 40,000 |
| GRANTOR: TRG CFG PROJECT I LLC | | | | | | |
| GRANTEE: HENWOOD LISA & CHRI | | | | | | |
| 1877/0783 | 8/28/2013 | SW | U | V | 12 | 942,000 |
| GRANTOR: COMPASS BANK | | | | | | |
| GRANTEE: TRG CFG PROJECT I L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W76 S28 E76 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | OR | 0.00 | 0.00 | 1.63 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 138,550 | | | | | | | |
| 2 | 009400 | C | RIGHT-OF-WAY | 100 | | | | | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 50 | | | | | | | |

REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.13 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 07/30/2025 BY SYS