PT OF LOT 13 (S-2)
IN OR 2699/1140
WIDE ROAD ACRES PB 5/404-406

RAMIREZ PAREDES PEDRO ALBERTO/DIAZ DE RAMIREZ ANGE
85098 PEACOCK CT
YULEE, FL 32097

2025

42-2N-27-4487-0013-0020

BUILDING CHARACTERISTICS

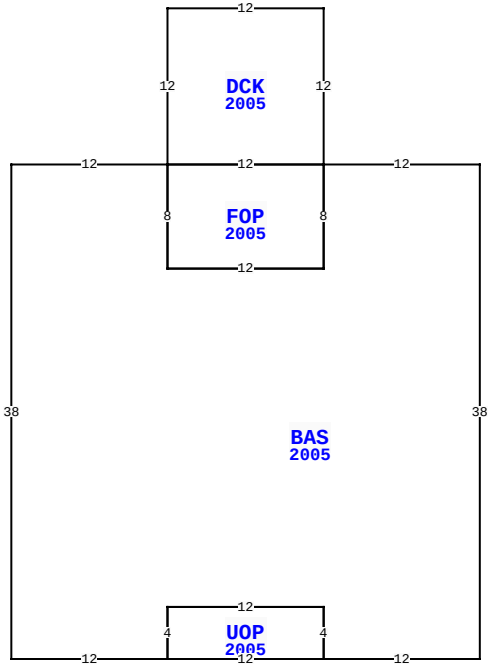
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,224	100	2005	1,224	67,471
DCK	144	15	2005	22	1,213
FOP	96	30	2005	29	1,598
UOP	48	25	2005	12	662
TOTALS	1,512			1,287	70,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,287	127.6000	102.08	131,377	1985	2005	0	0	0	46.00	54.00

1 M/H 93- – 0% - 2025 Heated Area: 1224 HX Base Yr



85098 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	70,944
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,900
TOTAL MARKET VALUE	167,844
SOH/AGL Deduction	0
ASSESSED VALUE	167,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,844
TOTAL JUST VALUE	167,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1140	2/23/2024	WD	Q	I	01	185,000
GRANTOR: PERRY SHERRY						
GRANTEE: RAMIREZ PAREDES PED						
2282/1901	5/23/2019	WD	Q	I	01	120,000
GRANTOR: JB2 PARTNERS LLC						
GRANTEE: PERRY SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 DCK=[YR=2005] N12 W12 S12 E12$
FOP=[YR=2005] W12 S8 E12 N8 $ S8 W12 N8 W12 S38 E12
UOP=[YR=2005] E12 N4 W12 S4$ N4 E12 S4 E12 N38$.

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
1	000100	C	RES	0		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,900							

REVIEW DATE 03/21/2024 BY KWA Total Acres: 1.14 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/30/2025 BY SYS