

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
CONSTRUCTION										VALUATION SUMMARY										4																					
Exterior Wall		CD	25	MOD METAL 100						TYPE		MDL	02	1,403		55.3000		44.24		62,069		1970		1970		0		0		0 70.00		30.00		VALUATION BY		STANDARD					
Roof Structur		01	01	FLAT 100						1 M/H 93-		- 0%		- 0		Heated Area: 1012										HX Base Yr										Tax Group: 4		Tax Dist:		18,621	
Roof Cover		02	02	ROLL COMP 100																												BUILDING MARKET VALUE		1,540							
Interior Wall		04	04	PLYWOOD 100																										TOTAL MARKET OB/XF VALUE		121,550									
Interior Floo		08	08	SHT VINYL 100																										TOTAL LAND VALUE - MARKET		141,711									
Air Condition		01	01	NONE 100																										TOTAL MARKET VALUE		64,056									
Heating Type		01	01	NONE 100																										SOH/AGL Deduction		77,655									
Bedrooms				2 100																										ASSESSED VALUE		0									
Bathrooms				1 100																										TOTAL EXEMPTION VALUE		77,655									
Frame		02	02	WOOD FRAME 100																										BASE TAXABLE VALUE		141,711									
Stories		0	0	0 100																										NCON VALUE		0									
Units				0 100																										INCOME VALUE											
BUD8 Adjustme		04	04	DIST 01 100																										PREVIOUS YEAR MKT VALUE		132,321									
Quality		02	02	Quality Level 02																																					
DOR CODE		0200	0200	MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		4053.00	4053.00																																						
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS		1,012	100	1993	1,012		13,431																																		
FSP		100	60	1993	60		796																																		
UST		602	55	1993	331		4,393																																		
TOTALS		1,714			1,403		18,621																																		
EXTRA FEATURES										86634 PEEPLES RD, YULEE										BLD DATE				LGL DATE		05/08/2025		MLU													
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																					
1		0500	FP-PRE FAB				0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																						
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