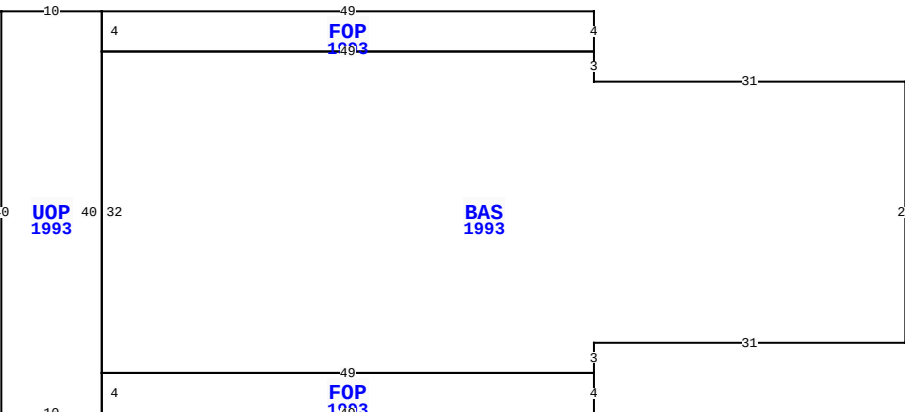


PEEPLS ROBERT E & ELISA
PO BOX 1903
YULEE, FL 32041-1903

51-3N-27-0000-0070-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		19	COMMON BRK 100		0100	01	2,572	118.2720	118.27	304,190	1974	1990	0	0	0	27.00	73.00	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0													Heated Area: 2374										HX Base Yr 1999									
Roof Cover		03	COMP SHNGL 100															235,525																			
Interior Wall		05	DRYWALL 60															17,687																			
Interior Wall		04	PLYWOOD 40															324,170																			
Interior Floo		14	CARPET 60															577,382																			
Interior Floo		15	HARDTILE 40															367,853																			
Air Condition		03	CENTRAL 100															209,529																			
Heating Type		04	AIR DUCTED 100															50,722																			
Bedrooms			3 100															158,807																			
Bathrooms			1.5 100															577,382																			
Frame		02	WOOD FRAME 100															0																			
Stories		1.	1. 100		INCOME VALUE																																
Units			0 100		PREVIOUS YEAR MKT VALUE																																
BUD8 Adjustme		04	DIST 01 100		529,391																																
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
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	2,374	100	1993	2,374	204,964																																
FOP	196	30	1993	59	5,094																																
FOP	196	30	1993	59	5,094																																
UOP	400	20	1993	80	6,907																																
TOTALS		3,166		2,572	222,059											BLD DATE		LGL DATE		05/08/2025		MLU															
EXTRA FEATURES		86584 PEEPLES DR, YULEE										XF DATE		LAND DATE		AG DATE																					
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330																					
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1990	1990	3	57	1,778																					
3	0812	CONCRETE C	0	100	0	0	3,150.00	SF	4.00	4.00	100	1993	1993	3	64	8,064																					
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000																					
5	0350	CARPORT WD	0	100	18	11	198.00	SF	13.00	13.00	100	1972	1972	3	20	515																					
LAND DESCRIPTION																		TOTAL OB/XF 17,687																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000131	C	RES CREEK	100		OR	230.00	485.00	230.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	264,500																				
2	000100	C	RES	100		OR	0.00	0.00	1.17	AC		1.00	1.00	0.60	85,000.00	51,000.00	59,670																				
REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.73 Total Land Value: 324,170 Market: 0 Agricultural: 0 Common: 324,170 PRINTED 07/30/2025 BY SYS																																					

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