BLOCK A LOTS 3 & 5
IN OR 882/1737
FELMORE PARK SUB PB 3/41

PEEPLES JEFFERSON WALDO JR
11016 BUGGY WHIP DR
JACKSONVILLE, FL 32257

2025

51-3N-27-4860-000A-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

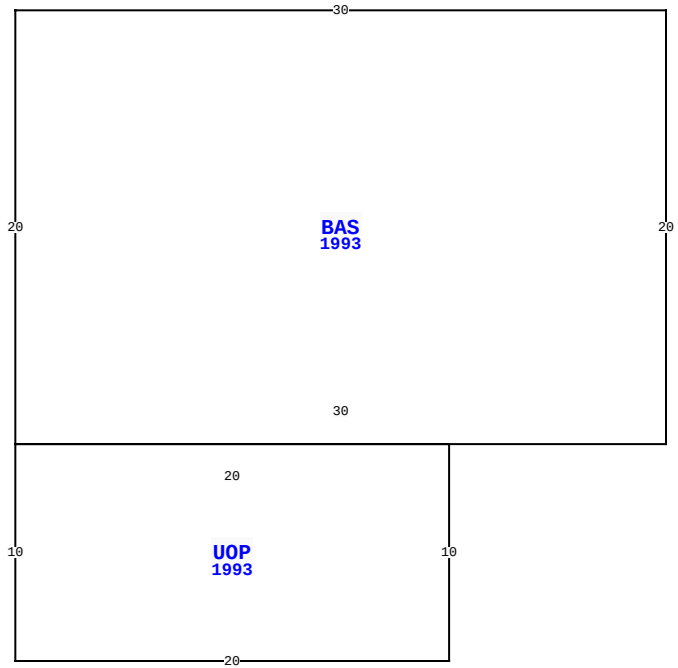
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	33,545
UOP	200	20	1993	40	2,236
TOTALS	800			640	35,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	640	86.6800	86.68	55,475	1956	1956	0	0	0	35.50	64.50

1 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



86069 ROBERT ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,781
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	155,781
SOH/AGL Deduction	52,591
ASSESSED VALUE	103,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,190
TOTAL JUST VALUE	155,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003626	REPAIR/RRF	4,697	01/01/2018
6174	CHNGE SRVC	100	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/1737	5/13/1999	PR	Q	I	01	100

GRANTOR: PEEPLES JEFFERSON W J
GRANTEE: PEEPLES JEFFERSON W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 UOP=[YR=1993] S10 E20 N10 W20 $ E30 N20 $.

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	0005	RSF-2	200.00	125.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS