PT JOHN D VAUGHAN GRANT
SEC 52-3N-27E
(EX PT IN OR 890/352 &

DERAMUS KENNETH & RACHEL
86062 JENNY LN
YULEE, FL 32097

**2025**

**52-3N-27-0000-0002-0100**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

PEEPLES RD, 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 127,500 |
| TOTAL MARKET VALUE | 127,500 |
| SOH/AGL Deduction | 77,673 |
| ASSESSED VALUE | 49,827 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,827 |
| TOTAL JUST VALUE | 127,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,000 |

OWNERS LIVE ON ADJCNT PRCL 0002-0520 @ 86062 JENNY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B018512 | NEW CONSTR | 174,000 | 07/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2188/0472 | 3/29/2018 | WD | Q | V | 01 | 31,000 |
| GRANTOR: EISENHAUER JEAN | | | | | | |
| GRANTEE: DERAMUS KENNETH & R | | | | | | |
| 2179/1851 | 2/20/2018 | FJ | U | V | 11 | 100 |
| GRANTOR: EISENHAUER DENNIS EUG | | | | | | |
| GRANTEE: EISENHAUER JEAN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0 | | OR | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 127,500 | | | | | | | |

REVIEW DATE 05/08/2025 BY MLU Total Acres: 1.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS