

GIVENS CHERYL ELAINE
86282 PEEPLES RD
YULEE, FL 32097

52-3N-27-0000-0002-0170

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																	
Exterior Wall	25	MOD METAL	100	0820	02	924	105.6000	84.48	78,060	1991	1996	0	0	0	70.00	30.00	Tax Group: 4	Tax Dist:															
Roof Structure	03	GABLE/HIP	100	1 M/H 93- - 100% - 2020										Heated Area: 924										HX Base Yr 2020									
Roof Cover	12	MODULAR MT	100	146614 BAS1993																													
Interior Wall	04	PLYWOOD	100																														
Interior Floor	14	CARPET	90																														
Interior Floor	08	SHT VINYL	10																														
Air Condition	03	CENTRAL	100																														
Heating Type	04	AIR DUCTED	100																														
Bedrooms		2 100																															
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	924	100	1993	924	23,418																												
TOTALS										924			924	23,418																			
EXTRA FEATURES										86282 PEEPLES RD, YULEE																							
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	0680	POLE SHED	0 100	16	24	384.00	SF	10.00	10.00	100	1995	1995	3	20	768																		
2	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2016	2016	3	70	252																		
3	1242	WD DECK A	0 100	10	6	60.00	SF	10.00	10.00	100	2016	2016	3	70	420																		
LAND DESCRIPTION										TOTAL OB/XF 1,440																							
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	000131	C	RES CREEK	100		OR	100.00	400.00	100.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	115,000																
REVIEW DATE 03/23/2022										BY NWA		Total Acres: 0.00		Total Land Value: 115,000		Market: 0		Agricultural: 0		Common: 115,000		PRINTED 07/30/2025 BY SYS											