

IN OR 2030/1320
PARCELS 2-43 2-25 & 2-27
ESMT OR 282/475

WIKE LAVADA JAN L/E/
86343 PEEPLES ROAD
YULEE, FL 32097

2025

52-3N-27-0000-0002-0430



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	PAGE 1 of 2 4																																						
Exterior Wall	12	CEDAR 60	0100	01	2,745	112.8960	112.90	309,910	1989	1989	0	0	0	17.50	82.50	VALUATION SUMMARY																																					
Exterior Wall	21	STONE 40	1 SINGLE FAM - 100% - 2002												Heated Area: 2235												HX Base Yr																										
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD																										
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:																										
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												255,676																										
Interior Floor	14	CARPET 60													TOTAL MARKET OB/XF VALUE												50,740																										
Interior Floor	15	HARDTILE 40													TOTAL LAND VALUE - MARKET												851,700																										
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												1,158,116																										
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												29,377																										
Bedrooms	02	WOOD FRAME 100													ASSESSED VALUE												1,128,739																										
Bathrooms	1.5	1.5 100													TOTAL EXEMPTION VALUE												13 WX 1,128,739																										
Units	00	NONE 100													BASE TAXABLE VALUE												0																										
Occupancy	00	NONE 100	TOTAL JUST VALUE												1,158,116																																						
Quality			03	Quality Level 03												NCON VALUE												0																									
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE												0																									
MAP NUM			MKT AREA												PREVIOUS YEAR MKT VALUE												1,096,928																										
NEIGHBORHOOD/LOC			4053.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM												DESCRIPTION												AMT												ISSUED											
BAS	1,985	100	1993	1,985	184,888	E20099												ELEC OTHER												1,500												10/01/2007											
FGR	500	55	1993	275	25,615	B20330												REMODEL												17,500												08/01/2007											
FOP	225	30	1993	68	6,334	B018921												XFOB												1,200												09/01/2001											
FOP	288	30	1993	86	8,010	961658												NEW CONSTR												0												07/16/1996											
FUS	250	100	2001	250	23,286																																																
UOP	32	20	1993	6	559																																																
USP	250	30	2011	75	6,986																																																
TOTALS	3,530			2,745	255,676	BLD DATE												LGL DATE												05/08/2025												MLU											
EXTRA FEATURES						86343 PEEPLES RD, 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	1989	1989	3	64	2,240																																					
2	0810	CONCRETE A	0	100	0	0	306.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,084																																					
3	0811	CONCRETE B	0	100	0	0	1,539.00	SF	5.20	5.20	100	2001	2001	3	79	6,322																																					
4	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	1986	1986	3	20	400																																					
5	1243	WD DECK F	0	100	12	10	120.00	SF	8.00	8.00	100	1986	1986	3	20	192																																					
6	0351	CARPORT MT	0	100	9	20	180.00	SF	5.00	5.00	100	1988	1988	3	20	180																																					
7	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1988	1988	3	20	360																																					
8	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.00	18.00	100	1980	1980	3	20	1,037																																					
9	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	1989	1989	3	54.5	765																																					
10	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200																																					
LAND DESCRIPTION						TOTAL OB/XF												13,780																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	16.70	AC		1.00	1.00	0.60	85,000.00	51,000.00	851,700																																				
REVIEW DATE 03/24/2022 BY NWA Total Acres: 16.70 Total Land Value: 851,700 Market: 0 Agricultural: 0 Common: 851,700 PRINTED 07/30/2025 BY SYS																																																					

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