IN OR 2012/1694
(EX 2-58)
2009 FLEET/DEST SW/MH

PIPER KATHRYN E
108 CORMORANT CT
FERNANDINA BEACH, FL 32034

2025

52-3N-27-0000-0002-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

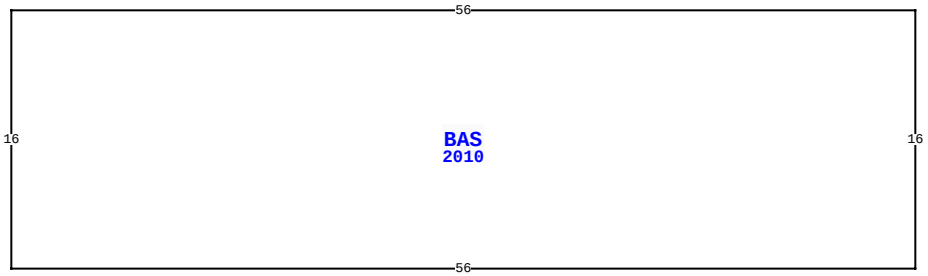
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2010	896	54,302
TOTALS	896			896	54,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	115.0000	97.75	87,584	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 896 HX Base Yr



86446 PEEPLES RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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
1	0810	CONCRETE A	0	0	0	0	359.00	SF	6.50	6.50	100	2009	2009	3	89	2,077	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	59,011
TOTAL MARKET OB/XF VALUE	2,077
TOTAL LAND VALUE - MARKET	114,750
TOTAL MARKET VALUE	175,838
SOH/AGL Deduction	47,805
ASSESSED VALUE	128,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,033
TOTAL JUST VALUE	175,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5143	CO ISSUED	0	02/12/2009
E21391	NEW CONSTR	0	11/01/2008
MH5143	MH MOVE-ON	0	11/01/2008
M14238	H/AC	0	11/01/2008
P13549	NEW CONSTR	0	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1694	11/05/2015	QC	U	I	11	100
GRANTOR: TERWILLIGER KATHY						
GRANTEE: PIPER KATHRYN E						
1885/0694	10/08/2013	QC	U	I	11	100
GRANTOR: TERWILLIGER GEORGE						
GRANTEE: TERWILLIGER KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W56 S16 E56 N16$.

LAND DESCRIPTION

TOTAL OB/XF 2,077

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	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	85,000.00	85,000.00	114,750							

REVIEW DATE 03/23/2022 BY NWA Total Acres: 1.35 Total Land Value: 114,750 Market: 0 Agricultural: 0 Common: 114,750 PRINTED 07/30/2025 BY SYS

IN OR 2012/1694
(EX 2-58)
2009 FLEET/DEST SW/MH

PIPER KATHRYN E
108 CORMORANT CT
FERNANDINA BEACH, FL 32034

2025

52-3N-27-0000-0002-0550

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

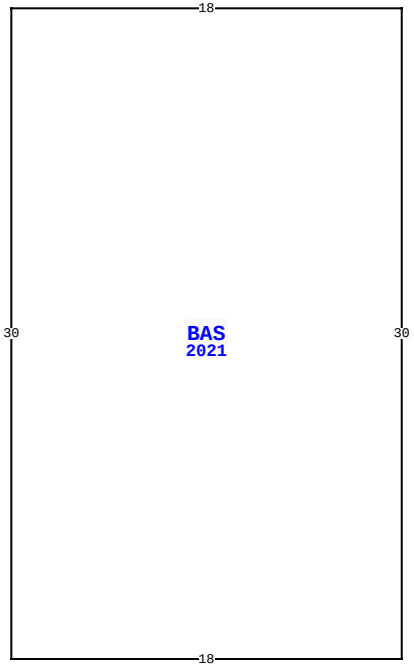
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	540	100	2021	540	4,709
TOTALS	540			540	4,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	29.4525	10.90	5,886	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 0% - 0 Heated Area: 540 HX Base Yr



86446 PEEPLES RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	59,011
TOTAL MARKET OB/XF VALUE	2,077
TOTAL LAND VALUE - MARKET	114,750
TOTAL MARKET VALUE	175,838
SOH/AGL Deduction	47,805
ASSESSED VALUE	128,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,033
TOTAL JUST VALUE	175,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1694	11/05/2015	QC	U	I	11	100
GRANTOR: TERWILLIGER KATHY						
GRANTEE: PIPER KATHRYN E						
1885/0694	10/08/2013	QC	U	I	11	100
GRANTOR: TERWILLIGER GEORGE						
GRANTEE: TERWILLIGER KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S30 E18 N30$.

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

REVIEW DATE 03/23/2022 BY NWA Total Acres: 1.35 Total Land Value: 114,750 Market: 0 Agricultural: 0 Common: 114,750 PRINTED 07/30/2025 BY SYS