LOT 69
IN OR 922/168 & OR 1674/625 &
OR 1892/1078

PEEPLES LIVING TRUST/MAULDIN JOAN L CO-TRUSTEE
97009 BLACKBEARDS WAY
YULEE, FL 32097

**2026**

**00-00-31-134A-0069-0000**

## BUILDING CHARACTERISTICS

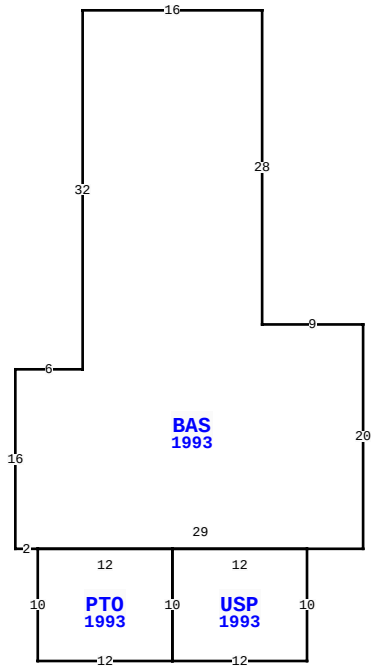
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1050.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,044 | 100 | 1993 | 1,044 | 118,441 |
| PTO | 120 | 5 | 1993 | 6 | 680 |
| USP | 120 | 30 | 1993 | 36 | 4,084 |
| TOTALS | 1,284 | | | 1,086 | 123,206 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,086 | 106.2756 | 147.72 | 160,424 | 1949 | 1990 | 0 | 0 | 0 | 23.20 | 76.80 |

1 SNGL FAM 0% - 0 Heated Area: 1044 HX Base Yr




925 OCEAN AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 123,206 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 975,000 |
| TOTAL MARKET VALUE | 1,098,206 |
| SOH/AGL Deduction | 236,073 |
| ASSESSED VALUE | 862,133 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 862,133 |
| TOTAL JUST VALUE | 1,098,206 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,067,686 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091125 | CHNGE SRVC | 1,000 | 08/25/2009 |
| 20012121 | REPAIR/RRF | 2,000 | 09/26/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1892/1078 | 11/01/2013 | WD | U | I | 30 | 100 |
| GRANTOR: MAULDIN JOAN L & GRAD | | | | | | |
| GRANTEE: MAULDIN JOAN L & GR | | | | | | |
| 1674/0625 | 4/27/2010 | WD | U | I | 30 | 100 |
| GRANTOR: MAULDIN GRADY S JR & | | | | | | |
| GRANTEE: MAULDIN GRADY S JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W9 N28 W16 S32 W6 S16 E2 PTO=[YR=1993] S10 E12
USP=[YR=1993] E12 N10 W12 S10$ N10 W12$ E29 N20$ .

## 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 | 000120 | C | RES OCEAN | 0 | 0002 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 975,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 975,000 Market: 0 Agricultural: 0 Common: 975,000 PRINTED 07/09/2026 BY SYS