PT GOVT LOT 1 OF SEC 7-1S-23E
& PT GOVT LOT 1 OF
SEC 8-1S-23E IN OR 2766/1362

PEEBLES MACK R JR & BEVERLY A
12133 PEEBLES PLACE
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

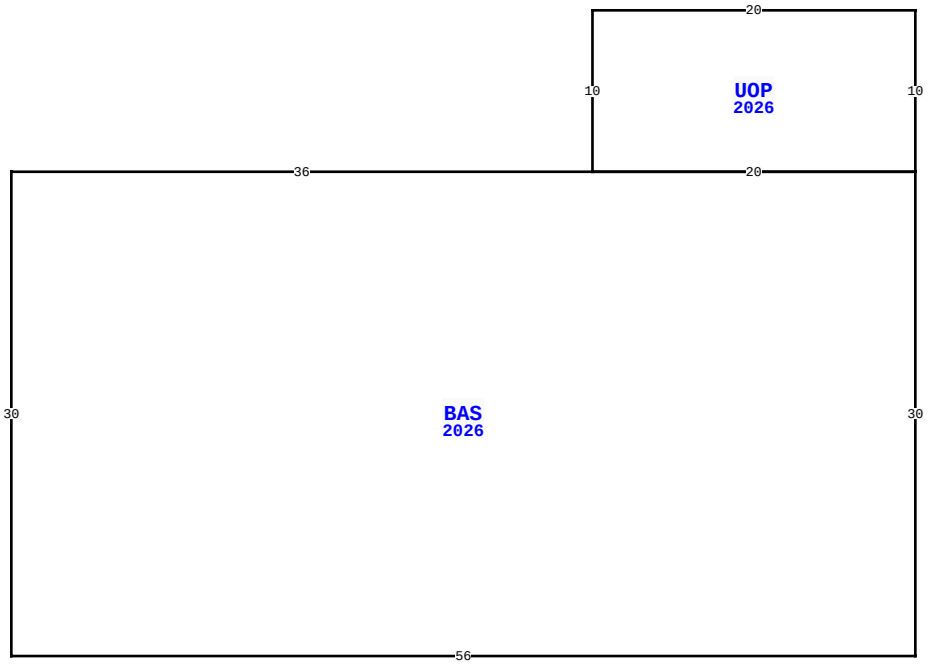
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2026	1,680	173,039
UOP	200	25	2026	50	5,150
TOTALS	1,880			1,730	178,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,730	115.6000	104.04	179,989	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2026 Heated Area: 1680 HX Base Yr



12193 PEEPLES PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	178,189
TOTAL MARKET OB/XF VALUE	14,490
TOTAL LAND VALUE - MARKET	41,200
TOTAL MARKET VALUE	233,879
SOH/AGL Deduction	581
ASSESSED VALUE	233,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,298
TOTAL JUST VALUE	233,879
NCON VALUE	178,189
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002126	CO ISSUED FOR 202		04/25/2025
MH250002126	2025 LIVE OAK DWM		02/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/1362	2/06/2025	SW	U	I	11	100

GRANTOR: PEEBLES MACK R JR & B
GRANTEE: PEEBLES MACK R JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,20] S30 E56 N30 W20 W36 $
UOP=[YR=2026;ORIG=56,10] E20 S10 W20 N10 $
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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	0510	GARAGE WD-	0	0	60	30	1,800.00	SF	35.00	35.00	100	2025	1997		23	14,490	

LAND DESCRIPTION

TOTAL OB/XF 14,490

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			1.03	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,200							

REVIEW DATE 06/06/2025 BY WW Total Acres: 1.03 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 07/09/2026 BY SYS