

PEEPLES MICHAEL P & ASHLEY D
75077 EDWARDS ROAD
YULEE, FL 32097

13-2N-26-4200-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure0503AVERAGE 100 GABLE/HIP 100

Roof Cover0503COMP SHNGL 100 DRYWALL 100

Interior Wall1414CARPET 60

Interior Floor0909PINE WOOD 40

Air Condition Heating Type0304CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame02023 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.001. 100 0 100 NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

TOTAL AREASUBAREA MARKET VALUE

BAS1,67810019981,678189,382

FGR66055199836340,969

FOP283019988903

STP151019982226

USP78430201423526,523

TOTALS3,1652,286258,002

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBTOT EYBECONFNCTNORM% COND

0900012,28693.6000130.10297,409199819980013.2586.75

1 SNGL FAM100%- 2015Heated Area: 1678HX Base Yr 2015

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

258,0028,049205,000471,051196,176274,87551,411223,464471,0510457,996

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

1900/09161/29/2014WDQI01205,000

GRANTOR: SIMMONS JAMES WILLIAM

GRANTEE: PEEPLES MICHAEL P & 0831/00144/23/1998QCQV01100

GRANTOR: REYNOLDS JOHN G & DOR

GRANTEE: SIMMONS JAMES W

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2014] W56 S4 STP=[YR=1998] W3 S5 E3 N5\$ S10 BAS=[YR=1998] S34 E27 FOP=[YR=1998] E7FGR=[YR=1998] S21 E22 N30 W22 S9\$ N4W7 S4 \$ N4 E7 N5 E22 N25 W56\$ E56 N14\$.

EXTRA FEATURES

75077 EDWARDS RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2026MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

21242WD DECK A01001021210.00SF10.0010.0010019981998320420

31242WD DECK A01004416.00SF10.0010.001001998199832032

40940SHEDS/PORT01008864.00SF30.0030.0010020002000320384

50940SHEDS/PORT010081296.00SF30.0030.0010020052005321605

60300BOAT DCK W01002814392.00SF40.0040.00100200320033294,547

70303FLT DOCK W01002010200.00SF26.0026.00100200320033291,508

80311WD GANG WY01000017.00SF45.0045.0010020032003320153

90317DCK PLNG W0100002.00UT1,000.001,000.00100202620030320400

LAND DESCRIPTIONTOTAL OB/XF8,049

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000131CRES CREEK100RSF-10.000.001.00LT1.001.001.00205,000.00205,000.00205,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 205,000Market: 0Agricultural: 0Common: 205,000PRINTED 07/09/2026 BY SYS