LOT 12 (EX S-1)
IN OR 2210/490
WIDE ROAD ACRES PB 5/404-406

HENWOOD LISA & CHRISTOPHER
85011 PEACOCK CT
YULEE, FL 32097

2026

42-2N-27-4487-0012-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

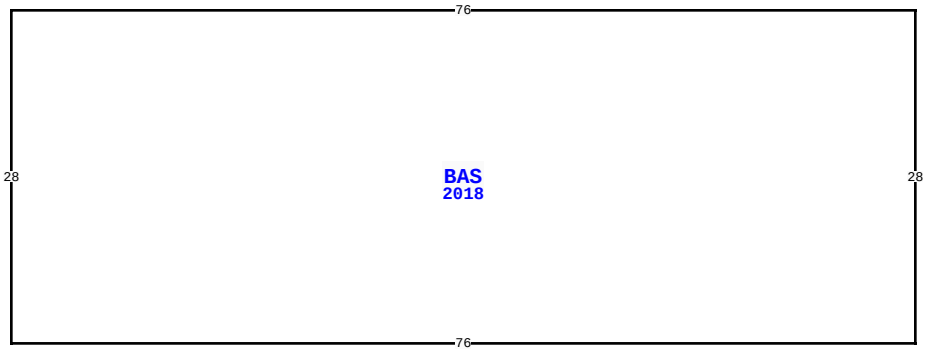
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2018	2,128	209,152
TOTALS	2,128			2,128	209,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	128.4800	115.63	246,061	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2021 Heated Area: 2128 HX Base Yr 2021



85011 PEACOCK CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,152
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		146,750
TOTAL MARKET VALUE		355,902
SOH/AGL Deduction		132,329
ASSESSED VALUE		223,573
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,162
TOTAL JUST VALUE		355,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,759

MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010934	CO ISSUED	0	10/31/2018
MH003333	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0490	7/09/2018	WD	Q	V	01	40,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: HENWOOD LISA & CHRI						
1877/0783	8/28/2013	SW	U	V	12	942,000
GRANTOR: COMPASS BANK						
GRANTEE: TRG CFG PROJECT I L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S28 E76 N28$.

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	000100	C	RES	100		OR	0.00	0.00	1.63	AC		1.00	1.00	1.00	90,000.00	90,000.00	146,700							
2	009400	C	RIGHT-OF-WAY	100		OR			0.50	AC		1.00	1.00	1.00	100.00	100.00	50							

REVIEW DATE 04/09/2024 BY KWA Total Acres: 2.13 Total Land Value: 146,750 Market: 0 Agricultural: 0 Common: 146,750 PRINTED 07/09/2026 BY SYS