PT OF LOT 13 (S-1)
IN OR 2180/905
WIDE ROAD ACRES PB 5/404-406

CARLISLE KATHY C & SHELTON
85000 PEACOCK CT
YULEE, FL 32097

2026

42-2N-27-4487-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

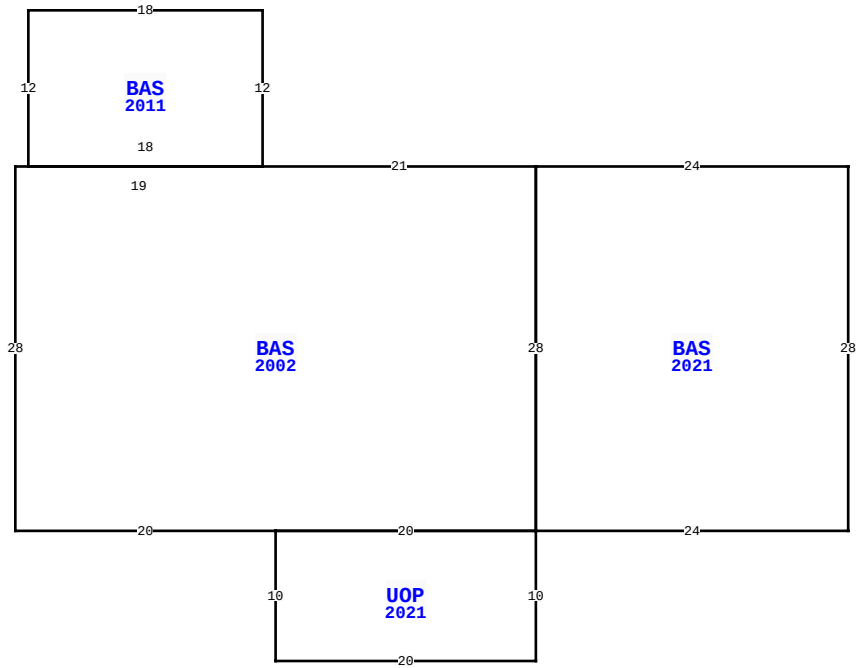
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2002	1,120	34,843
BAS	216	100	2011	216	6,720
BAS	672	100	2021	672	20,906
UOP	200	25	2021	50	1,556
TOTALS	2,208			2,058	64,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,058	122.0000	103.70	213,415	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2026 Heated Area: 2008 HX Base Yr 2026



85000 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		64,024
TOTAL MARKET OB/XF VALUE		5,991
TOTAL LAND VALUE - MARKET		98,100
TOTAL MARKET VALUE		168,115
SOH/AGL Deduction		0
ASSESSED VALUE		168,115
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,704
TOTAL JUST VALUE		168,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/0905	2/28/2018	WD	Q	I	01	51,000
GRANTOR: SMITH JANICE						
GRANTEE: CARLISLE KATHY C &						
2174/1841	1/29/2018	FJ	U	I	11	0
GRANTOR: FAIRCLOTH BOBBY W EST						
GRANTEE: SMITH JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 BAS=[YR=2011] N12 W18 S12 E18$ W19 S28 E20 UOP=[YR=2021] S10 E20 N10 W20$ E20 BAS=[YR=2021] E24 N28 W24 S28$ 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
1	0751	UOP	0	100	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	32	538	
2	0681	POLE SHED	0	100	28	22	616.00	SF	15.00	15.00	100	2005	2005	3	32	2,957	
3	0681	POLE SHED	0	100	20	26	520.00	SF	15.00	15.00	100	2005	2005	3	32	2,496	

LAND DESCRIPTION

TOTAL OB/XF 5,991

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	1.09	AC		1.00	1.00	1.00	90,000.00	90,000.00	98,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.09 Total Land Value: 98,100 Market: 0 Agricultural: 0 Common: 98,100 PRINTED 07/09/2026 BY SYS