PT OR 699/204 BEING PT OF EXHIBI
42-3N-27E
ESMTS OR 700/907 & 912

DAVIS PEGGY T MARITAL TRUST/DAVIS PEGGY T TRUSTEE
96260 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

42-3N-27-0000-0003-0000

BUILDING CHARACTERISTICS

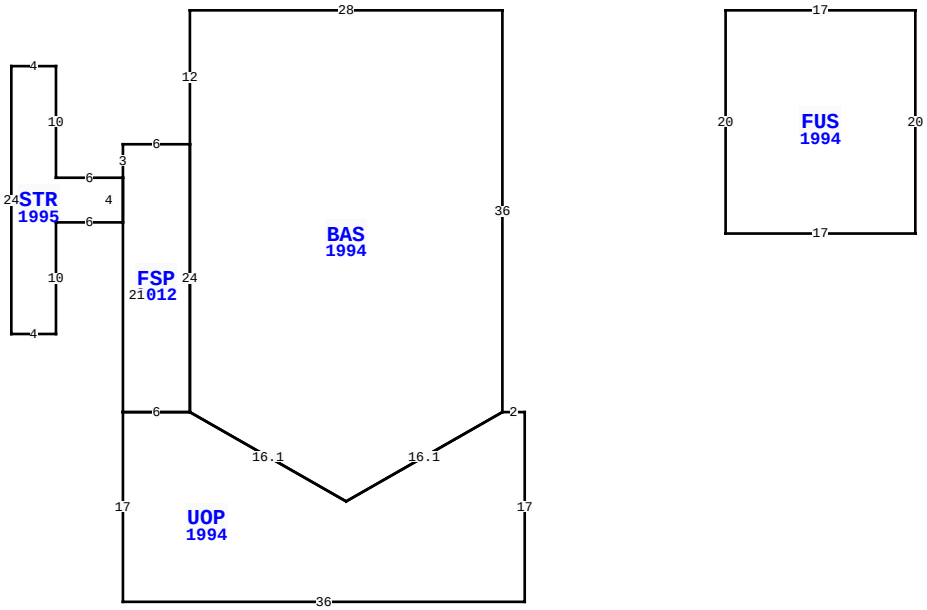
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1994	1,120	182,793
FSP	144	40	2012	58	9,466
FUS	340	100	1994	340	55,491
STR	120	10	1995	12	1,958
UOP	500	20	1994	100	16,321
TOTALS	2,224			1,630	266,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,630	115.6680	192.01	312,976	1994	1994	0	0	0	15.00	85.00

1 SFR CUST 0% - 0 Heated Area: 1460 HX Base Yr



87001 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,876
TOTAL MARKET OB/XF VALUE	22,484
TOTAL LAND VALUE - MARKET	1,649,325
TOTAL MARKET VALUE	1,155,470
SOH/AGL Deduction	610,160
ASSESSED VALUE	545,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,310
TOTAL JUST VALUE	1,949,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	934,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/990	9/15/2022	TD	U	I	11	100
GRANTOR: DAVIS JOHN LIVING TRU						
GRANTEE: DAVIS PEGGY T MARIT						
0699/0200	2/25/1994	WD	Q	I	01	100
GRANTOR: DAVIS STUART H JR ETA						
GRANTEE: DAVIS STUART H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W28 S12 FSP=[YR=2012] W6 S3 STR=[YR=1995] W6 N10 W4 S24 E4 N10 E6 N4$ S21 UOP=[YR=1994] S17 E36 N17 W2 L14 D8 U8 L14 W6$ E6 N24$ S24 D8 R14 U8 R14 N36$ PTR= E20 FUS=[YR=1994] E17 S20 W17N20 $ W20 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
2	0300	BOAT DCK W	0	0	0	0	753.00	SF	40.00	40.00	100	2008	2008	3	44	13,253	
3	0303	FLT DOCK W	0	0	0	0	160.00	SF	26.00	26.00	100	2008	2008	3	44	1,830	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2008	2008	3	27	540	
5	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	27	405	
6	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	27	621	
7	0350	CARPORT WD	0	0	0	0	120.00	SF	13.00	13.00	100	2008	2008	3	27	421	
8	1242	WD DECK A	0	0	0	0	208.00	SF	10.00	10.00	100	2008	2008	3	27	562	
9	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	2008	2008	3	27	842	
10	0940	SHEDS/PORT	0	0	12	11	132.00	SF	30.00	30.00	100	2008	2008	3	27	1,069	

TOTAL OB/XF 22,063

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	0		OR	250.00	200.00	3.80	AC		1.00	1.00	0.75	300,000.00	225,000.00	854,325							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	2.65	AC		1.00	1.00	0.75	395.00	296.25	785							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.65	AC		1.00	1.00	1.00	300,000.00	300,000.00	795,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.45 Total Land Value: 855,110 Market: 795,000 Agricultural: 785 Common: 854,325 PRINTED 07/09/2026 BY SYS

PT OR 699/204 BEING PT OF EXHIBI
42-3N-27E
ESMTS OR 700/907 & 912

DAVIS PEGGY T MARITAL TRUST/DAVIS PEGGY T TRUSTEE
96260 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

42-3N-27-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

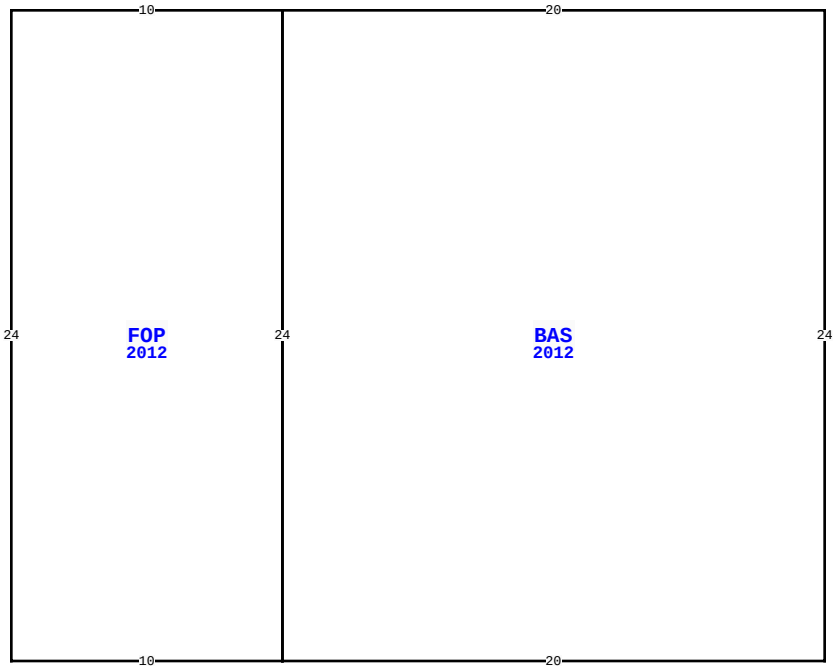
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2012	480	10,301
FOP	240	30	2012	72	1,545
TOTALS	720			552	11,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	552	67.1000	26.17	14,446	2011	2011	0	0	0	18.00	82.00

2 GARAGE RES 0% - 0 Heated Area: 480 HX Base Yr



87001 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,876
TOTAL MARKET OB/XF VALUE	22,484
TOTAL LAND VALUE - MARKET	1,649,325
TOTAL MARKET VALUE	1,155,470
SOH/AGL Deduction	610,160
ASSESSED VALUE	545,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,310
TOTAL JUST VALUE	1,949,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	934,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/990	9/15/2022	TD	U	I	11	100
GRANTOR: DAVIS JOHN LIVING TRU						
GRANTEE: DAVIS PEGGY T MARIT						
0699/0200	2/25/1994	WD	Q	I	01	100
GRANTOR: DAVIS STUART H JR ETA						
GRANTEE: DAVIS STUART H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FOP=[YR=2012] W10 S24 E10 N24$ S24 E20 N24$.

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
11	0350	CARPORT WD	0	0	10	12	120.00	SF	13.00	13.00	100	2008	2008	3	27	421	

LAND DESCRIPTION

TOTAL OB/XF 421

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.45 Total Land Value: 855,110 Market: 795,000 Agricultural: 785 Common: 854,325 PRINTED 07/09/2026 BY SYS