IN OR 2022/867

PEPPLER ADAM D & CHELSEA T
97093 MITCHELL RD
YULEE, FL 32097

2026

43-3N-28-0000-0002-0110

BUILDING CHARACTERISTICS

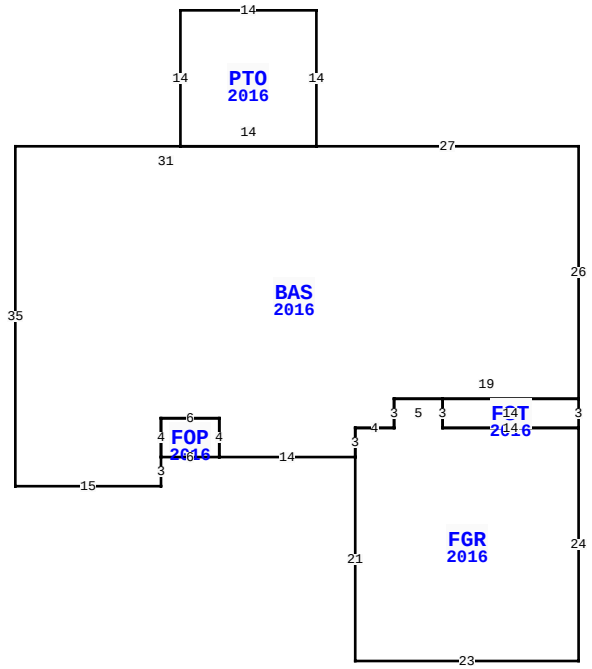
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,751	100	2016	1,751	233,279
FGR	567	55	2016	312	41,566
FOP	24	30	2016	7	933
FST	42	55	2016	23	3,064
PTO	196	5	2016	10	1,333
TOTALS	2,580			2,103	280,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,103	102.7824	142.87	300,456	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2017 Heated Area: 1751 HX Base Yr 2017



97093 MITCHELL RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	280,175
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	373,775
SOH/AGL Deduction	213,668
ASSESSED VALUE	160,107
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	108,696
TOTAL JUST VALUE	373,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531263	NEW CONSTR	224,683	10/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0867	1/08/2016	WD	Q	V	01	215,000
GRANTOR: PERMIER HOMES OF NORT						
GRANTEE: PEPPLER ADAM D & CH						
2001/0719	9/02/2015	WD	Q	V	01	45,000
GRANTOR: NADEAU MICHAEL R						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PTO=[YR=2016] N14 W14 S14 E14$ W31 S35 E15 N3 FOP=[YR=2016] E6 N4 W6 S4$ N4 E6 S4 E14 FGR=[YR=2016] S21 E23 N24 FST=[YR=2016] N3 W14 S3 E14$ W14 N3 W5 S3 W4 S3$ N3 E4 N3 E19 N26$.

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	0008	RSF-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	90,000.00	90,000.00	93,600							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 1.04 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS