

PECK DEBARAH H L/E/
97239 LAFFITES WAY
YULEE, FL 32097

43-3N-28-509B-0051-0000

BUILDING CHARACTERISTICS

ELEMENTCD

08

WD ON PLY 50

19

COMMON BRK 50

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 100

03

CENTRAL 100

04

AIR DUCTED 100

3 100

1.5 100

02

WOOD FRAME 100

1.

1. 100

0 100

04

DIST 01 100

00

NONE 100

02

Quality Level 02

0100

SINGLE FAMILY

MKT AREA

04

4032.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

984

100

1993

984

117,885

FGR

288

55

1993

158

18,929

FOP

68

30

1993

20

2,396

FOP

85

30

2007

26

3,115

UST

72

45

2007

32

3,834

TOTALS

1,497

1,220

146,158

EXTRA FEATURES

L N

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

1242

WD DECK A

0 100

10

10

100.00

SF

10.00

10.00

100

1995

1995

3

20

200

2

0351

CARPORT MT

0 100

12

21

252.00

SF

10.00

10.00

100

1995

1995

3

20

504

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0006

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

105,000.00

105,000.00

105,000

REVIEW DATE

01/01/2026

BY

KB

Total Acres:

0.00

Total Land Value:

105,000

Market:

0

Agricultural:

0

Common:

105,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,220

115.3015

160.27

195,529

1972

1992

0

0

0

25.25

74.75

1 SNGL FAM

100% - 2014

Heated Area: 984

HX Base Yr 2014

UST

2007

FGR

1993

BAS

1993

FOP

1993

FOP

2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

97239 LAFFITES WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

146,158

TOTAL MARKET OB/XF VALUE

704

TOTAL LAND VALUE - MARKET

105,000

TOTAL MARKET VALUE

251,862

SOH/AGL Deduction

156,567

ASSESSED VALUE

95,295

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

43,884

TOTAL JUST VALUE

251,862

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

242,553

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2821/1411

10/09/2025

WD

U

I

11

100

GRANTOR: PECK DEBARAH H L/E

GRANTEE: PECK CHRISTOPHER WA

1579/1645

8/04/2008

QC

Q

I

01

100

GRANTOR: SWEAT MERLE V

GRANTEE: SWEAT MERLE V & DEB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W3 UST=[YR=2007] N8 W9 S8 E9\$ W9 S24 E12 N24\$ S24 FOP=[YR=1993] S4 FOP=[YR=2007] S5 E17 N5 W17\$ E17 N4 W17\$ E41 N24\$.