

PARCELS 2-48 & 2-57
IN OR 1627/418
EX ESMT PT OR 1563/439

WHITE LARRY LEE
86408 PEEPLES ROAD
YULEE, FL 32097-3389

2026

52-3N-27-0000-0002-0480



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 60			
Interior Floor	14	CARPET 40			
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		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
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	1,250	100	1995	1,250	113,925
FGR	672	55	1995	370	33,722
FOP	72	30	1995	22	2,005
FSP	154	40	2009	62	5,651

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,704	112.0000	117.60	200,390	1995	1995		0	0	22.50
1 SINGLE FAM 100% - 2010 Heated Area: 1250 HX Base Yr 2010											
86408 PEEPLES RD, YULEE											
				BLD DATE					LGL DATE	05/08/2026 MLU	
				XF DATE					LAND DATE		
				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										155,302		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										119,700		
TOTAL MARKET VALUE										275,002		
SOH/AGL Deduction										143,148		
ASSESSED VALUE										131,854		
TOTAL EXEMPTION VALUE					HX HB WR					56,411		
BASE TAXABLE VALUE										75,443		
TOTAL JUST VALUE										275,002		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										268,479		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1627/0418		6/18/2009		WD	Q	I	01	212,500				
GRANTOR: PIPER LAWRENCE W												
GRANTEE: WHITE LARRY LEE												
0725/1269		3/14/1995		DG	Q	V	01	100				
GRANTOR: PIPER DONALD & PATRIC												
GRANTEE: PIPER LAWRENCE W												
BUILDING NOTES												