

PT OF SEC 52-3N-27E
IN OR 2657/191
(EX OR 2449/1935)

FERGUSON REBECCA D
86277 PEEPLES RD
YULEE, FL 32097

2026

52-3N-27-0000-0002-0540



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2024	1,792	274,464
FDG	576	60	2024	346	52,994
FOP	100	30	2024	30	4,595
FOP	448	30	2024	134	20,524
TOTALS	2,916			2,302	352,575

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0860	POOL/SPA	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 100	0 0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,302	110.7400	153.93	354,347	2023	2023	0	0	0.50	99.50

1 SNGL FAM

100% - 2024

Heated Area: 1792

HX Base Yr 2024

10

10

FOP
2024

56

32

BAS
2024

24

24

FDG
2024

86277 PEEPLES RD, YULEE

BLD DATE

XF DATE

LGL DATE

LAND DATE

INC DATE

AG DATE

MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		352,575	
TOTAL MARKET OB/XF VALUE		50,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		467,575	
SOH/AGL Deduction		18,065	
ASSESSED VALUE		449,510	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		398,099	
TOTAL JUST VALUE		467,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230016331	IN GROUND SWIMMIN	96,000	12/21/2023
230004187	CO		03/30/2023
22004561	NEW CONSTR	282,214	03/24/2022
22004563	ADDITION	34,490	03/24/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2690/1159	1/23/2024	WD	U	I	11	100	
GRANTOR: GLORY DWELLERS LLC							
GRANTEE: FERGUSON REBECCA D							
2657/191	7/31/2023	WD	Q	I	02	470,000	
GRANTOR: GLORY DWELLERS LLC							
GRANTEE: FERGUSON REBECCA D							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2024;ORIG=10,10]				E56 S32 W56 N32 \$											
FOP=[YR=2024;ORIG=10,42]				E56 S8 W56 N8 \$											
FOP=[YR=2024;ORIG=66,10]				W10 N10 E10 S10 \$											
FDG=[YR=2024;ORIG=80,10]				E24 S24 W24 N24 \$											

TOTAL OB/XF															
50,000															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0006	RSF-	1124.00	169.00	1.00	LT		1.00	1.00	1.00	65,000.00