



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	12	CEDAR 100	0100	01	2,298	107.8000	97.29	223,572	1987	1987	0	0	0	17.50	82.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1997													Heated Area: 2175									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997									
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	0	100																							
BUD8 Adjustme	04	DIST 01 100																							
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	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,113	100	1,113	89,334																					
FOP	388	30	116	9,311																					
FUS	1,062	100	1,062	85,241																					
STP	36	10	4	321																					
UOP	16	20	3	241																					
TOTALS			2,615	2,298	184,447																				
EXTRA FEATURES			86147 ROBIN RD, YULEE																						
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									
2	0866	POOL FIBER	0 100	17	27	459.00	SF	72.00	72.00	100	1988	1988	3	20	6,610										
3	0845	KOOL DECK	0 100	146	6	876.00	SF	7.25	7.25	100	1988	1988	3	57	3,620										
4	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1988	1988	3	57	222										
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240										
6	0812	CONCRETE C	0 100	0	0	4,726.00	SF	4.00	4.00	100	1991	1991	3	64	12,099										
7	0940	SHEDS/PORT	0 100	11	16	176.00	SF	30.00	30.00	100	1990	1990	3	20	1,056										
8	0820	WOOD WALK	0 100	43	4	172.00	SF	11.75	11.75	100	1989	1989	3	40	808										
9	0351	CARPORT MT	0 100	20	23	460.00	SF	10.00	10.00	100	2019	2019	3	90	4,140										
TOTAL OB/XF 30,795																									
LAND DESCRIPTION																									
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	100	0002	RS-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000								
REVIEW DATE 03/20/2020 BY NWP Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																									

STP 1993

JOP 1993

BAS 1993

FUS 1993

FOP 1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1336	5/03/2014	LE	U	I	11	100

GRANTOR: LINVILLE ROGER L & BR

GRANTEE: LINVILLE CRYSTAL &

0765/0020	7/12/1996	WD	Q	I		151,500
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GRANTOR: SAMUS JOSEPH N & VICK

GRANTEE: LINVILLE ROGER & BR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] W1 N3 W10 S3 W8 STP=[YR=1993] N6 W6 S6 E6 \$ W8 N3 W10 S3 W1 S11 W7 UOP=[YR=1993] N4 W4 S4 E4 \$ W4 S11 E11 S8 E12 N8 E26 N22 \$ S22 W26 S8 E32 N30 \$ PTR=E15 FUS=[YR=1993] E16 N2 E9 S2 E15 S22 W18 S3 W8 S7 W14 N32 \$ W15 \$.

LINVILLE ROGER L & BRENDA K
86147 ROBIN ROAD
YULEE, FL 32097

04-2N-27-0000-0003-0510

[illegible]