



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	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 70	0100	01	1,662	103.2000	93.14	154,799	1973	1982	0	0	0	20.48	79.52	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 100% - 2011													Heated Area: 1599 HX Base Yr 2011									
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 123,096									
Interior Wall	05	DRYWALL 70														TOTAL MARKET OB/XF VALUE 6,567									
Interior Wall	06	CUST PANEL 30														TOTAL LAND VALUE - MARKET 93,600									
Interior Floor	09	PINE WOOD 100														TOTAL MARKET VALUE 223,263									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 116,657									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 106,606									
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	1	100														BASE TAXABLE VALUE 56,606									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 223,263									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 170,909																						
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	1,025	100	1,025	75,917																					
BAS	574	100	574	42,513																					
DCK	152	10	15	1,111																					
FOP	20	30	6	445																					
FSP	104	40	42	3,111																					
TOTALS			1,875	1,662	123,096																				
EXTRA FEATURES			86094 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									
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1990	1990	3	70	2,450									
2	1242	WD DECK A	0	100	0	0		1,050.00	SF 10.00	10.00	100	1990	1990	3	20	2,100									
3	0820	WOOD WALK	0	100	36	3		108.00	SF 11.75	11.75	100	1990	1990	3	40	508									
4	0820	WOOD WALK	0	100	38	2		76.00	SF 11.75	11.75	100	1990	1990	3	40	357									
5	1242	WD DECK A	0	100	0	0		320.00	SF 10.00	10.00	100	1990	1990	3	20	640									
6	1242	WD DECK A	0	100	32	8		256.00	SF 10.00	10.00	100	1990	1990	3	20	512									
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	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	80,000.00	80,000.00	93,600								
REVIEW DATE 01/25/2018 BY SBX Total Acres: 1.17 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 08/02/2023 BY SYS																									