PT GOVT LOT 6 OF SEC 7-3N-26E
IN OR 474/381
(EX PT IN OR 1519/1238)

ROBBINS SAMUEL J
PO BOX 117
YULEE, FL 32041-0117

**2023**

**07-3N-26-0000-0011-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

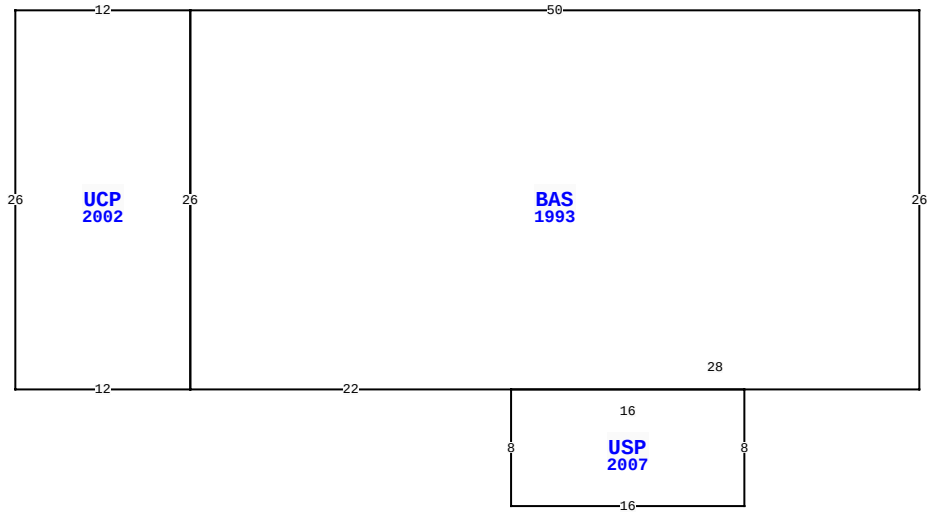
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,300 | 100 | 1,300 | 95,537 |
| UCP | 312 | 20 | 62 | 4,557 |
| USP | 128 | 30 | 38 | 2,792 |
| TOTALS | 1,740 | | 1,400 | 102,887 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,400 | 99.0000 | 89.35 | 125,090 | 1977 | 1980 | 0 | 0 | 0 | 17.75 | 82.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1300 HX Base Yr




67062 JACOBS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 102,887 |
| TOTAL MARKET OB/XF VALUE | | 1,856 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 149,743 |
| SOH/AGL Deduction | | 99,845 |
| ASSESSED VALUE | | 49,898 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 24,898 |
| TOTAL JUST VALUE | | 149,743 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 131,553 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0474/0381 | 11/25/1985 | WD | Q | I | | 26,000 |
| GRANTOR: WRIGHT JAMES L | | | | | | |
| GRANTEE: ROBBINS SAMUEL J | | | | | | |
| 0467/0331 | 7/18/1985 | WD | Q | I | | 20,000 |
| GRANTOR: JIM WALTER HOMES INC | | | | | | |
| GRANTEE: WRIGHT JAMES L (S) | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 UCP=[YR=2002] W12 S26 E12 N26$ S26 E22
USP=[YR=2007] S8 E16 N8 W16$ E28 N26$ .

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 344.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 83 | 1,856 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,856

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 05/11/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS