BLOCK A LOT 7
IN OR 2165/713
FELMORE PARK SUB PB 3/41

NABORS MARTY R
86039 ROBERT STREET
YULEE, FL 32097

2023

51-3N-27-4860-000A-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

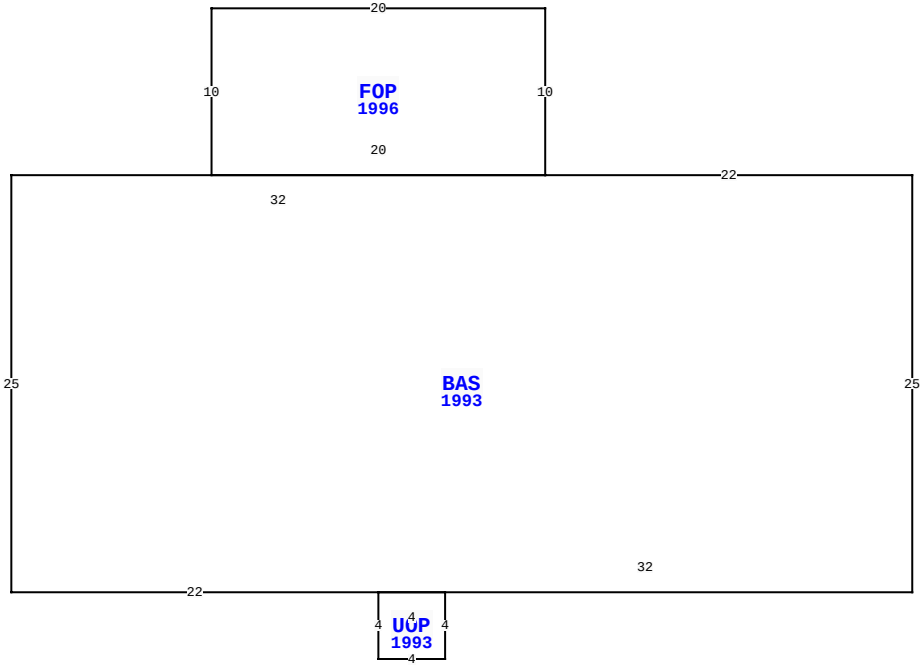
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	104,088
FOP	200	30	60	4,626
UOP	16	20	3	231
TOTALS	1,566		1,413	108,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	107.1200	96.68	136,609	1961	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1350 HX Base Yr 1998



86039 ROBERT ST, 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		108,946
TOTAL MARKET OB/XF VALUE		5,787
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		164,733
SOH/AGL Deduction		90,670
ASSESSED VALUE		74,063
TOTAL EXEMPTION VALUE	HX HB DX	54,063
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		164,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0713	12/15/2017	QC	U	I	11	100
GRANTOR: NABORS TAINA M						
GRANTEE: NABORS MARTY R						
0766/0556	7/24/1996	QC	U	I	06	100
GRANTOR: BUCHAN PRISCILLA ROSS						
GRANTEE: NABORS TAINA & MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1996] N10 W20 S10 E20$ W32 S25 E22
UOP=[YR=1993] S4 E4 N4 W4$ E32 N25$.

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
4	0810	CONCRETE A	0	100	0	0	645.00	SF	6.50	6.50	100	1993	1993	3	68	2,851	
5	0681	POLE SHED	0	100	8	14	112.00	SF	15.00	15.00	100	1993	1993	3	20	336	
6	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1995	1995	3	20	400	
7	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	
8	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2005	2005	3	27	1,944	

LAND DESCRIPTION

TOTAL OB/XF 5,787

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	000100	C	SFR	100	0005	RS-2	100.00	127.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS