



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	1,708	100	1,708	142,474
FCP	552	25	138	11,511
FEP	266	80	213	17,768
FOP	75	30	22	1,835
FSP	344	40	138	11,511
UST	40	45	18	1,502

TOTALS	2,985		2,237	186,602
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0 100	24	23	552.00	SF	20.00	20.00	100	1990
2	0681	POLE SHED	0 100	14	10	196.00	SF	15.00	15.00	100	1980
3	0350	CARPORT WD	0 100	15	11	165.00	SF	13.00	13.00	100	1980
4	0681	POLE SHED	0 100	23	9	207.00	SF	15.00	15.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	3.21	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,237	109.7600	104.27	233,252	1972	1972	0	0	20.00	80.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1708 HX Base Yr 2018											

86168 ROBIN RD, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
552.00	SF	20.00	20.00	100	1990	1990	3	20	2,208				
196.00	SF	15.00	15.00	100	1980	1980	3	20	588				
165.00	SF	13.00	13.00	100	1980	1980	3	20	429				
207.00	SF	15.00	15.00	100	1980	1980	3	20	621				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		186,602	
TOTAL MARKET OB/XF VALUE		3,846	
TOTAL LAND VALUE - MARKET		256,800	
TOTAL MARKET VALUE		447,248	
SOH/AGL Deduction		306,841	
ASSESSED VALUE		140,407	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		85,407	
TOTAL JUST VALUE		447,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	1/09/2017	CN	Q	I	01	119,000	
GRANTOR: MURRAY JACOB W & TERI							
GRANTEE: DAY MEG							
1797/1378	6/11/2012	WD	U	I	40	120,000	
GRANTOR: SHUMAN LONNIE CLINTON							
GRANTEE: MURRAY JACOB W & TE							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W4 FOP=[YR=1999] N5 W15 S5 FEP=[YR=1999] W16 S6 BAS=[YR=1993] W50 S28 E17 FSP=[YR=1993] S8 E43 N8 W43 \$ E44 N1 FCP=[YR=1993] E24 N23 W24 S23\$ N27 W11\$ E11 S4 E20 N10 W15\$ E15\$S10 E4 N10\$.											