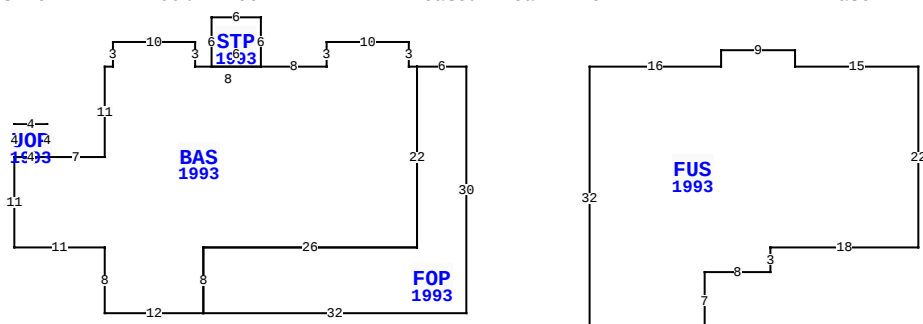


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 2																																																																																			
Exterior Wall	12	03	CEDAR 100	TYPE										MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																																																																									
Roof Structur	03	03	GABLE/HIP 100	0100										01	2,298	107.8000	102.41	235,338	1987	1987	0	0	0	18.00	82.00	STANDARD																																																																								
Roof Cover	03	05	COMP SHNGL 100	1										SINGLE FAM - 100% - 1997										Heated Area: 2175										HX Base Yr 1997																																																																
Interior Wall	05	05	DRYWALL 100																																																																																															
Interior Floo	14	14	CARPET 100																																																																																															
Air Condition	03	03	CENTRAL 100																																																																																															
Heating Type	04	04	AIR DUCTED 100																																																																																															
Bedrooms	4	4	100																																																																																															
Bathrooms	2	2	100																																																																																															
Frame	02	02	WOOD FRAME 100																																																																																															
Stories	2.	2.	100																																																																																															
Units	0	0	100																																																																																															
BUD8 Adjustme	04	04	DIST 01 100																																																																																															
Occupancy	00	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	93,465	FOP										388	30	116	9,742	FUS										1,062	100	1,062	89,182	STP										36	10	4	336	UOP										16	20	3	252																		
TOTALS			2,615		2,298		192,977		86147 ROBIN RD, YULEE										BLD DATE										XF DATE										INC DATE										LGL DATE										LAND DATE										AG DATE										01/01/2019										KB									
EXTRA FEATURES			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			0866		POOL FIBER		0 100		17 27		459.00		SF		72.00		72.00		100		1988		1988		3		20		6,610																																																																					
2			0845		KOOL DECK		0 100		146 6		876.00		SF		7.25		7.25		100		1988		1988		3		54.5		3,461																																																																					
3			0810		CONCRETE A		0 100		20 3		60.00		SF		6.50		6.50		100		1988		1988		3		54.5		213																																																																					
4			0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1987		1987		3		62		2,170																																																																					
5			0812		CONCRETE C		0 100		0 0		4,726.00		SF		4.00		4.00		100		1991		1991		3		62		11,720																																																																					
6			0940		SHEDS/PORT		0 100		11 16		176.00		SF		30.00		30.00		100		1990		1990		3		20		1,056																																																																					
7			0820		WOOD WALK		0 100		43 4		172.00		SF		11.75		11.75		100		1989		1989		3		40		808																																																																					
8			0351		CARPORT MT		0 100		20 23		460.00		SF		10.00		10.00		100		2019		2019		3		86		3,956																																																																					
LAND DESCRIPTION			TOTAL OB/XF		29,994		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																																																							
1			000115		C		SFR ACRES		100		0002		RSF-2		0.00		0.00		1.50		AC		1.00		1.00		1.00		80,000.00		80,000.00		120,000		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV																																																			
REVIEW DATE			03/20/2020		BY		NWP		Total Acres: 1.50		Total Land Value: 120,000		Market: 0		Agricultural: 0		Common: 120,000		PRINTED 08/06/2024 BY SYS																																																																															

[illegible]