IN OR 1658/1061

BAKER MILTON & LORENE
86094 ROBIN ROAD
YULEE, FL 32097

2024

04-2N-27-0000-0003-0650

BUILDING CHARACTERISTICS

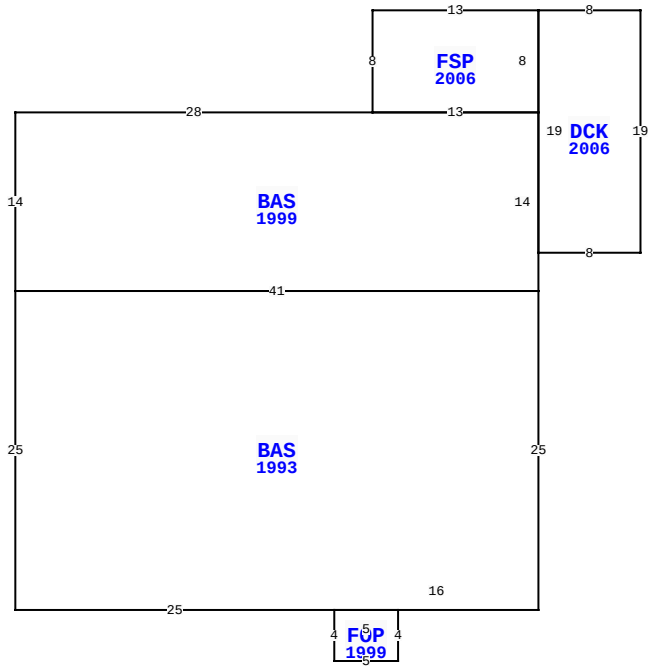
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,025	100	1,025	79,569
BAS	574	100	574	44,559
DCK	152	10	15	1,165
FOP	20	30	6	466
FSP	104	40	42	3,261
TOTALS	1,875		1,662	129,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	103.2000	98.04	162,942	1973	1982	0	0	0	20.82	79.18

1 SINGLE FAM – 100% - 2011 Heated Area: 1599 HX Base Yr 2011



86094 ROBIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,017
TOTAL MARKET OB/XF VALUE		6,497
TOTAL LAND VALUE - MARKET		93,600
TOTAL MARKET VALUE		229,114
SOH/AGL Deduction		119,310
ASSESSED VALUE		109,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,804
TOTAL JUST VALUE		229,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1658/1061	12/09/2009	WD	U	I	12	103,900
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: BAKER MILTON & LORE						
1601/0358	1/16/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATL ASSOCI						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W8 FSP=[YR=2006] W13 S8 BAS=[YR=1999] W28 S14 BAS=[YR=1993] S25 E25 FOP=[YR=1999] S4 E5 N4 W5$ E16 N25 W41$ E41 N14 W13$ E13 N8$ S19 E8 N19$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
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

TOTAL OB/XF 6,497

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	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 05/12/2019 BY KBA Total Acres: 1.17 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 08/06/2024 BY SYS