BLOCK 4 LOT 7 & W58 FT OF 8
LOTS 15 16 & S30 FT OF LOT 17
IN OR 1206/710 & OR 1848/141

ROBINSON JASON PHILLIP
86638 HESTER DR
YULEE, FL 32097

2024

42-2N-27-4400-0004-0070

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

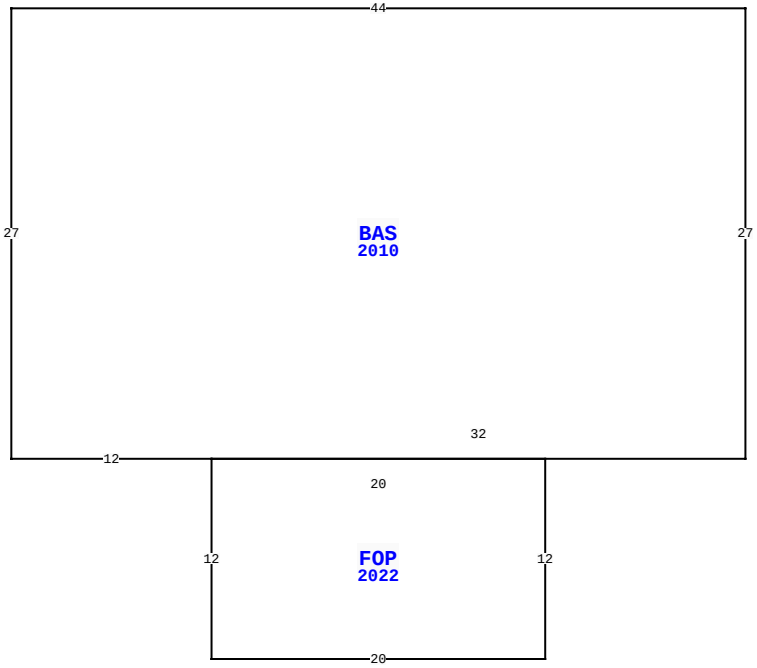
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	68,686
FOP	240	30	72	4,163
TOTALS	1,428		1,260	72,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,260	116.8000	87.60	110,376	2010	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2004 Heated Area: 1188 HX Base Yr 2004



86638 HESTER DR, 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		72,848
TOTAL MARKET OB/XF VALUE		1,287
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		234,135
SOH/AGL Deduction		128,033
ASSESSED VALUE		106,102
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,102
TOTAL JUST VALUE		234,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5259	CO ISSUED	0	04/13/2010
MH5259	MH MOVE-ON	0	03/01/2010
P14210	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/0141	3/29/2013	WD	U	I	11	100
GRANTOR: ROBINSON JOSEPH PHILL						
GRANTEE: ROBINSON JASON PHIL						
1206/0710	2/05/2004	WD	U	I	07	100
GRANTOR: ROBINSON JOSEPH & TER						
GRANTEE: ROBINSON JASON P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W44 S27 E12 FOP=[YR=2022] S12 E20 N12 W20$
E32 N27 $.

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	0940	SHEDS/PORT	0	100	30	11	330.00	SF	19.50	19.50	100	1990	1990	3	20	1,287	

LAND DESCRIPTION

TOTAL OB/XF 1,287

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	000102	C	SFR/MH	100	0006	RSF-2	210.00	132.00	4.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	160,000							

REVIEW DATE 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS