

BLK A {K/A PARCEL A} LOT 1
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

ROBINSON AUSTIN THEODORE & TANYA MARIE
83146 PURPLE MARTIN DR
YULEE, FL 32097

2024

44-2N-28-5180-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

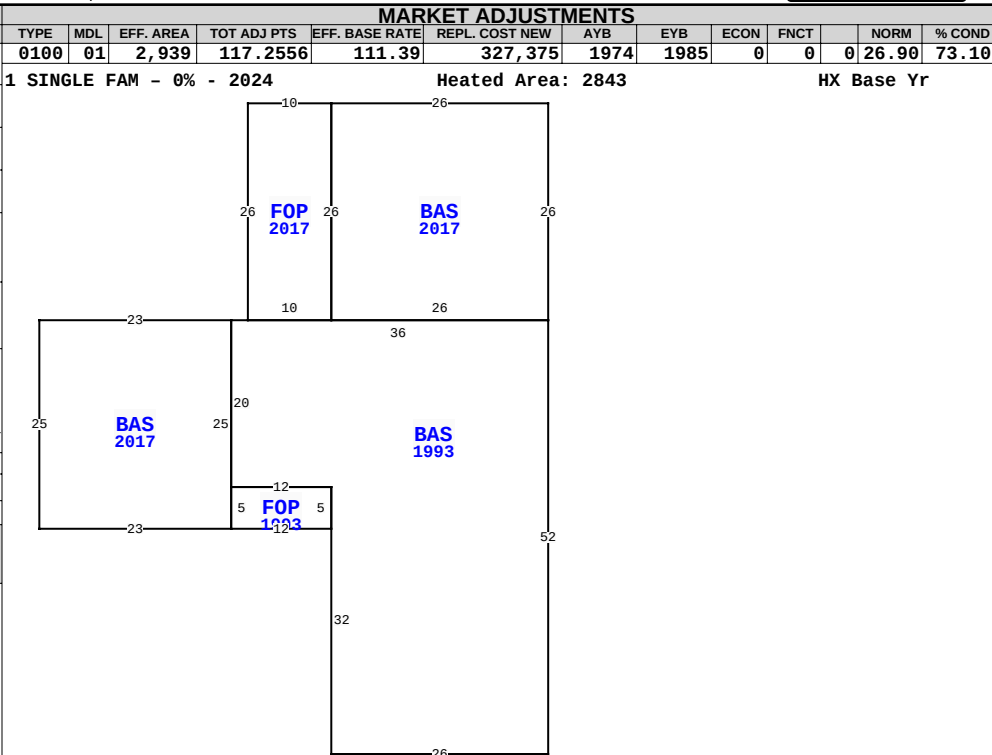
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1,592	129,630
BAS	575	100	575	46,820
BAS	676	100	676	55,044
FOP	60	30	18	1,466
FOP	260	30	78	6,351

TOTALS	3,163		2,939	239,311
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	0	804.00	SF	5.20	5.20
2	0810	CONCRETE A	0	0	0	0	2,564.00	SF	6.50	6.50
3	0858	SCULP CONC	0	0	0	0	318.00	SF	13.00	13.00
5	0300	BOAT DCK W	0	0	0	0	310.00	SF	40.00	40.00
6	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00
7	0866	POOL FIBER	0	0	24	10	240.00	SF	72.00	72.00
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00
9	0845	KOOL DECK	0	0	0	0	375.00	SF	7.25	7.25
10	0911	SCRN RM A	0	0	26	25	650.00	SF	17.50	17.50
11	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000132	C	SFR RIVER	0		RSF	1100.00	380.00	100.00	FF



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

95145 NASSAU RIVER RD, FERNANDINA BEACH

L N	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	0811	CONCRETE B	0	0	0	0	804.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,359	
2	0810	CONCRETE A	0	0	0	0	2,564.00	SF	6.50	6.50	100	1992	1992	3	64	10,666	
3	0858	SCULP CONC	0	0	0	0	318.00	SF	13.00	13.00	100	1992	1992	3	88	3,638	
5	0300	BOAT DCK W	0	0	0	0	310.00	SF	40.00	40.00	100	1996	1996	3	24	2,976	
6	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	1999	1999	3	27	1,123	
7	0866	POOL FIBER	0	0	24	10	240.00	SF	72.00	72.00	100	2002	2002	3	20	3,456	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
9	0845	KOOL DECK	0	0	0	0	375.00	SF	7.25	7.25	100	2002	2002	3	82	2,229	
10	0911	SCRN RM A	0	0	26	25	650.00	SF	17.50	17.50	100	2002	2002	3	20	2,275	
11	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000132	C	SFR RIVER	0		RSF	1100.00	380.00	100.00	FF

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,311	
TOTAL MARKET OB/XF VALUE		33,162	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,022,473	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,022,473	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,022,473	
TOTAL JUST VALUE		1,022,473	
NCON VALUE		2,300	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		667,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1704432	REMODEL	14,700	08/01/2017
002420	REPAIR/RRF	1,500	04/01/2000
5867	REPAIR/RRF	2,360	07/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2704/1989	4/05/2024	WD	Q	I	02	1,500,000	
GRANTOR: HARRISON ROBERT CROSL							
GRANTEE: ROBINSON AUSTIN THE							
2655/602	7/20/2023	WD	Q	I	01	995,000	
GRANTOR: ESCOE MICHAEL J							
GRANTEE: HARRISON ROBERT CRO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W26 FOP=[YR=2017] W10 S26 BAS=[YR=1993] W2									
BAS=[YR=2017] W23 S25 E23 FOP=[YR=1993] E12 N5 W12 S5\$ N25\$									
S20 E12 S32 E26 N52 W36\$ E10 N26\$ S26 E26 N26\$.									

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