IN OR 1370/1235
PARCELS 3-7 & 3-61

HAMILTON KAREN A & ROBERT W
86199 ROBIN ROAD
YULEE, FL 32041

2025

04-2N-27-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

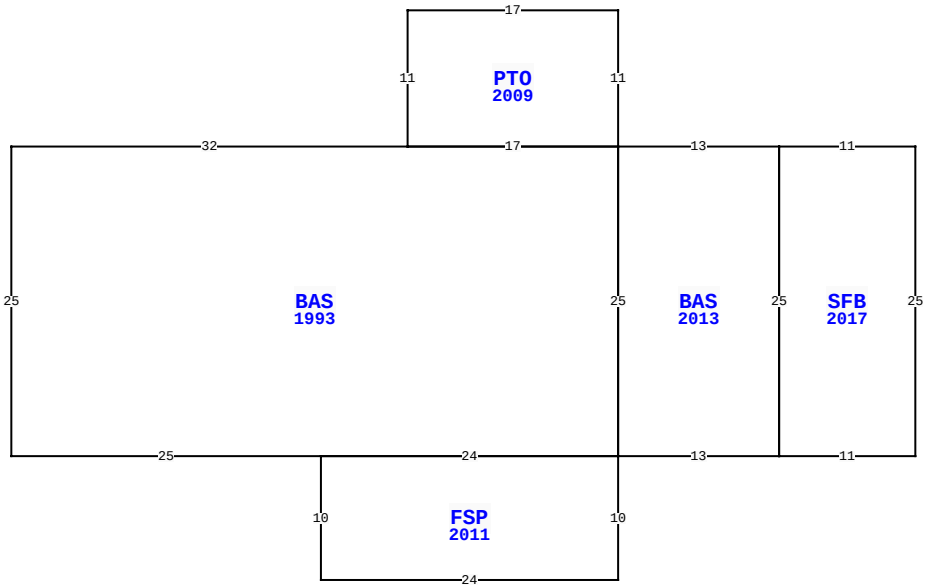
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1993	1,225	94,014
BAS	325	100	2013	325	24,942
FSP	240	40	2011	96	7,367
PTO	187	5	2009	9	691
SFB	275	80	2017	220	16,884
TOTALS	2,252			1,875	143,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	101.9200	101.92	191,100	1970	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 2006 Heated Area: 1770 HX Base Yr 2006



86199 ROBIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,957
TOTAL MARKET OB/XF VALUE		41,399
TOTAL LAND VALUE - MARKET		84,150
TOTAL MARKET VALUE		284,506
SOH/AGL Deduction		116,587
ASSESSED VALUE		167,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,197
TOTAL JUST VALUE		284,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002066	REPAIR/RRF	5,000	02/07/2022
20004797	SWIM POOL	30,000	07/27/2020
17006509	ADDITION	41,441	07/20/2017
E1326187	REMODEL	0	05/01/2013
B25136	REMODEL	2,000	09/01/2011
B23037	REPAIR/RRF	1,500	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1370/1235	12/01/2005	QC	Q	I	01	100
GRANTOR: HAMILTON KAREN A ETAL						
GRANTEE: HAMILTON KAREN A &						
1370/1233	12/01/2005	QC	Q	I	01	100
GRANTOR: ARMSTRONG BRIAN A &						
GRANTEE: HAMILTON KAREN A ET						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2017] W11BAS=[YR=2013] W13 PTO=[YR=2009] N11 W17 S11 BAS=[YR=1993] W32 S25 E25 FSP=[YR=2011] S10 E24 N10 W24$ E24 N25 W17$ E17$ S25 E13 N25$ S25 E11 N25$.

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	1242	WD DECK A	0	100	0	0	737.00	SF	10.00	10.00	100	2007	2007	3	27	1,990	
2	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	2020	2020	3	90	31,059	
3	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2020	2020	3	98	8,350	

LAND DESCRIPTION

TOTAL OB/XF 41,399

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	000100	C	RES	100	0007	RSF-2	0.00	0.00	0.99	AC		1.00	1.00	1.00	85,000.00	85,000.00	84,150							

REVIEW DATE 12/10/2020 BY NW Total Acres: 0.99 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 07/30/2025 BY SYS

IN OR 1370/1235
PARCELS 3-7 & 3-61

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YULEE, FL 32041

2025

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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	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

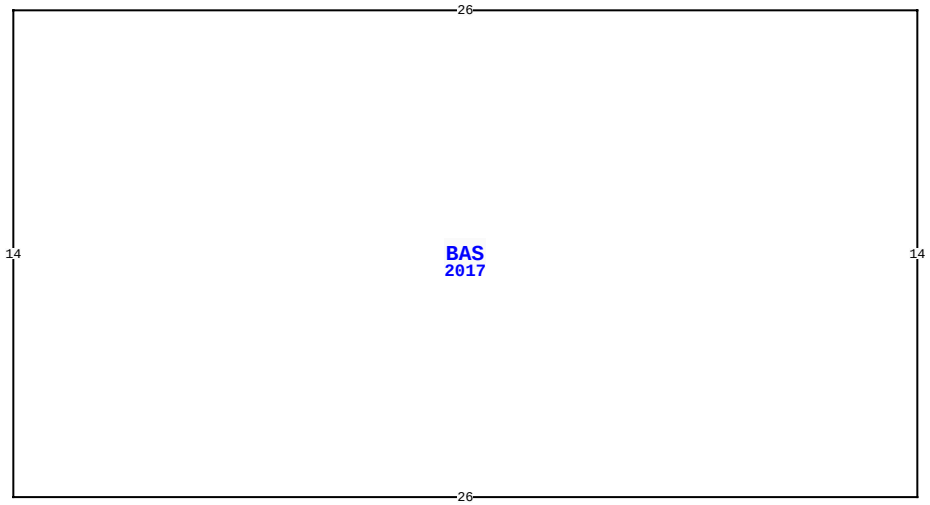
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	2017	364	15,059
TOTALS	364			364	15,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	364	80.4650	42.65	15,525	2017	2017	0	0	0	3.00	97.00

2 ACCESORY U – 100% - 2006 Heated Area: 364 HX Base Yr 2006



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TOTAL JUST VALUE		284,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22790	REMODEL	700	08/01/2009
960519	REPAIR/RRF	5,000	09/01/1996
960483	REPAIR/RRF	900	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/1235	12/01/2005	QC	Q	I	01	100
GRANTOR: HAMILTON KAREN A ETAL						
GRANTEE: HAMILTON KAREN A &						
1370/1233	12/01/2005	QC	Q	I	01	100
GRANTOR: ARMSTRONG BRIAN A &						
GRANTEE: HAMILTON KAREN A ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 S14 E26 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2020 BY NW Total Acres: 0.99 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 07/30/2025 BY SYS