PT SEC 4-2N-27E
IN OR 2195/251
(EX PT IN OR 2591/1118)

BIRD SUSAN K
86046 ROBIN ROAD
YULEE, FL 32097

2025

04-2N-27-0000-0003-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

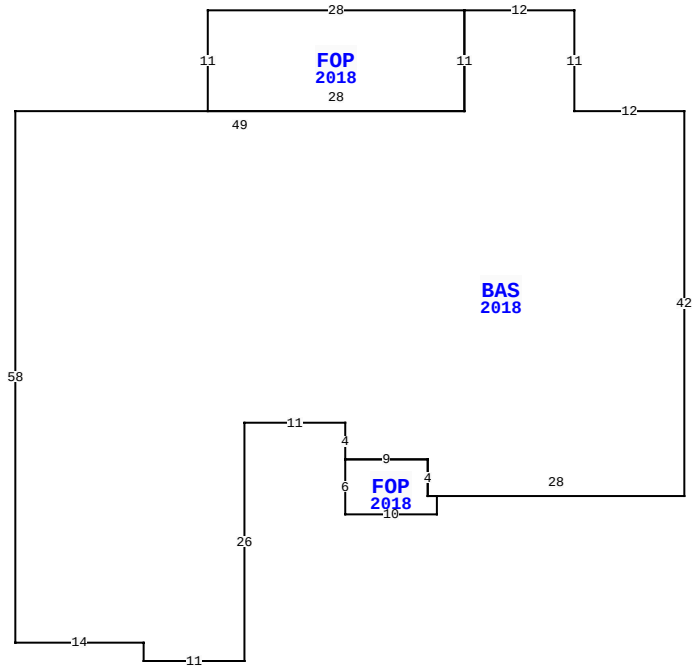
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	3,496	100	2018	3,496	494,759
FOP	56	30	2018	17	2,406
FOP	308	30	2018	92	13,020
TOTALS	3,860			3,605	510,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,605	112.2660	148.19	534,225	2018	2018	0	0	0	4.50	95.50

3 SNGL FAM – 100% - 2019 Heated Area: 3496 HX Base Yr 2019



86046 ROBIN RD, YULEE

BLD DATE	02/14/2008 KW	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		510,185
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		595,185
SOH/AGL Deduction		169,822
ASSESSED VALUE		425,363
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		364,641
TOTAL JUST VALUE		595,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003648	CO ISSUED	0	04/11/2018
17004763	NEW CONSTR	254,240	05/30/2017
E21723	ELEC OTHER	0	04/01/2009
P11752	OTHER	0	11/01/2006
R08841	REPAIR/RRF	5,000	01/01/2006
B16998	NEW CONSTR	254,240	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2195/0251	5/08/2018	WD	Q	I	01	127,700
GRANTOR: CREWS JIMMY DEWAYNE						
GRANTEE: BIRD SUSAN K						
1212/1303	3/03/2004	WD	Q	I	01	100
GRANTOR: CREWS JIMMY DEWAYNE P						
GRANTEE: CREWS JIMMY DEWAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 N11 W12 FOP=[YR=2018] W28 S11 E28 N11$ S11 W49 S58 E14 S2 E11 N26 E11 S4 FOP=[YR=2018] S6 E10N2 W1 N4 W9$ E9 S4 E28 N42$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/12/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS