IN OR 964/1711 & OR 1651/1143
R108105 & R108106

MILLER JUDITH
86105 ROBIN RD
YULEE, FL 32097

2025

04-2N-27-0000-0003-0330

BUILDING CHARACTERISTICS

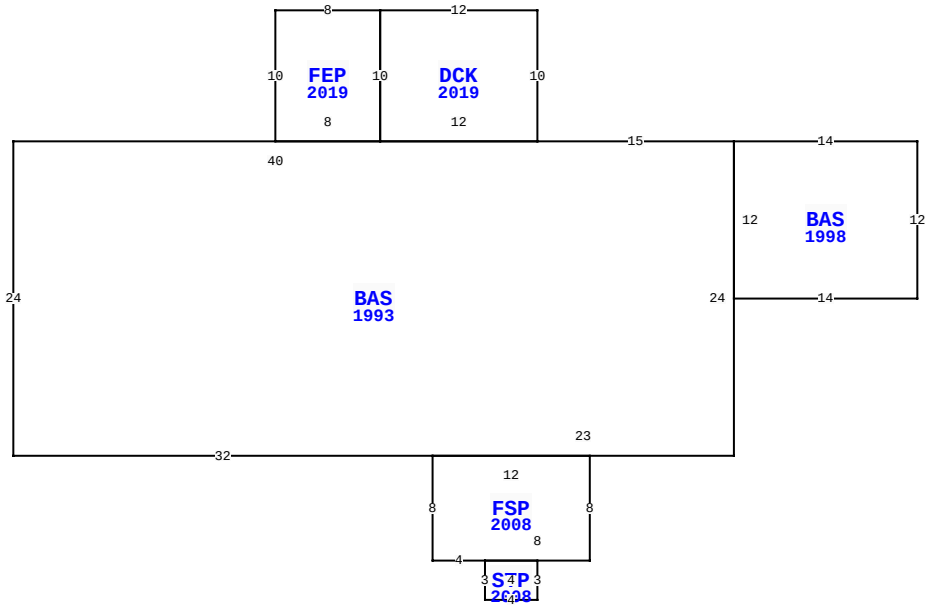
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 60
Interior Wall	05	DRYWALL 40
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	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	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	1,320	100	1993	1,320	35,355
BAS	168	100	1998	168	4,500
DCK	120	15	2019	18	482
FEP	80	85	2019	68	1,821
FSP	96	60	2008	58	1,553
STP	12	10	2008	1	27
TOTALS	1,796			1,633	43,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,633	111.6000	89.28	145,794	1976	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1556 HX Base Yr 2002



86105 ROBIN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	78,802
TOTAL MARKET OB/XF VALUE	6,288
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	170,090
SOH/AGL Deduction	83,890
ASSESSED VALUE	86,200
TOTAL EXEMPTION VALUE	HX HB WX 55,722
BASE TAXABLE VALUE	30,478
TOTAL JUST VALUE	170,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1651/1143	12/04/2009	QC	U	I	11	100
GRANTOR: TOWNSEND JAMES ALEXAN						
GRANTEE: TOWNSEND JAMES ALEX						
0964/1711	1/04/2001	WD	U	I	21	105,000
GRANTOR: HAMBLIN KIMBERLEY A						
GRANTEE: TOWNSEND JAMES A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 BAS=[YR=1993] W15 DCK=[YR=2019] N10 W12 FEP=[YR=2019] W8 S10 E8 N10$ S10 E12$ W40 S24 E32 FSP=[YR=2008] S8 E4 STP=[YR=2008] S3 E4 N3 W4$ E8 N8 W12$ E23 N24$ S12 E14 N12$.

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	12	12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,288

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	0002	RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/20/2020 BY NWP Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

IN OR 964/1711 & OR 1651/1143
R108105 & R108106

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BUILDING CHARACTERISTICS

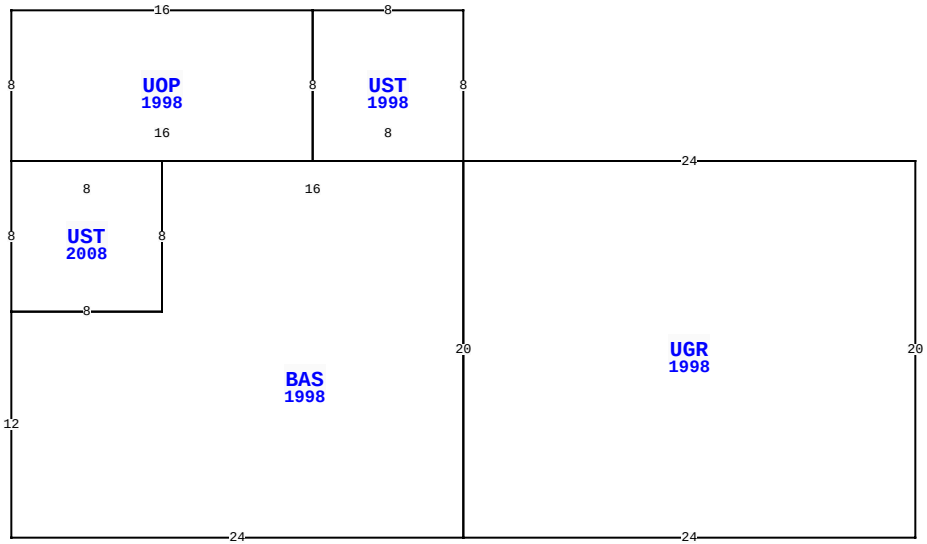
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	1998	416	20,373
UGR	480	45	1998	216	10,578
UOP	128	20	1998	26	1,273
UST	64	45	1998	29	1,420
UST	64	45	2008	29	1,420
TOTALS	1,152			716	35,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	716	110.0000	58.30	41,743	1976	1989	0	0	0	16.00	84.00

2 ACCESORY U – 100% - 2002 Heated Area: 416 HX Base Yr 2002



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GRANTOR: HAMBLIN KIMBERLEY A						
GRANTEE: TOWNSEND JAMES A &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1998] W24 UST=[YR=1998] N8 W8 UOP=[YR=1998] W16 S8 UST=[YR=2008] S8 BAS=[YR=1998] S12 E24 N20 W16 S8 W8$ E8 N8 W8$ E16 N8$ S8 E8$ S20 E24 N20$.

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 03/20/2020 BY NWP Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS