PT GOVT LOT 6 OF SEC 7-3N-26E
IN OR 474/381
(EX PT IN OR 1519/1238)

ROBBINS SAMUEL J
PO BOX 117
YULEE, FL 32041-0117

2025

07-3N-26-0000-0011-0060

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	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 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

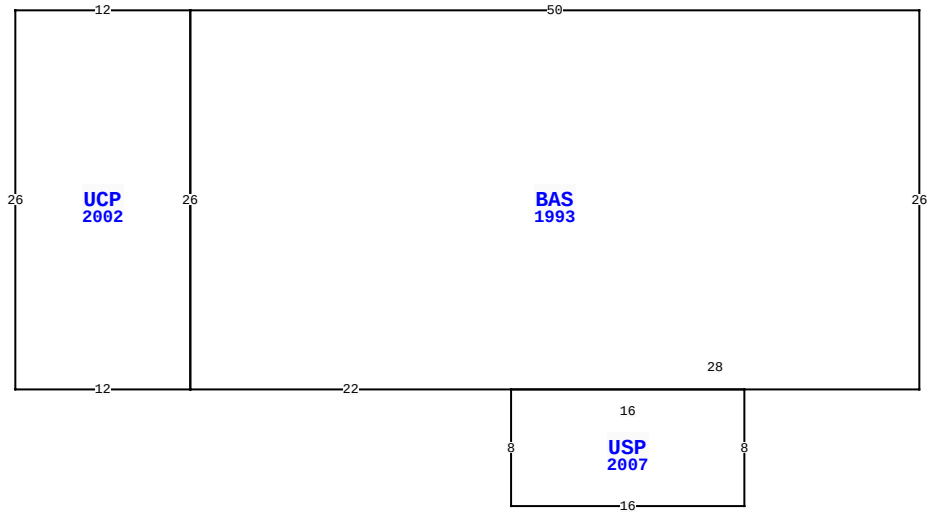
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	105,212
UCP	312	20	2002	62	5,018
USP	128	30	2007	38	3,075
TOTALS	1,740			1,400	113,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	99.0000	99.00	138,600	1977	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 1300 HX Base Yr 1986



67062 JACOBS RD, 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		113,306
TOTAL MARKET OB/XF VALUE		1,789
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		160,095
SOH/AGL Deduction		107,210
ASSESSED VALUE		52,885
TOTAL EXEMPTION VALUE	HX HB	27,885
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0474/0381	11/25/1985	WD	Q	I		26,000
GRANTOR: WRIGHT JAMES L						
GRANTEE: ROBBINS SAMUEL J						
0467/0331	7/18/1985	WD	Q	I		20,000
GRANTOR: JIM WALTER HOMES INC						
GRANTEE: WRIGHT JAMES L (S)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 UCP=[YR=2002] W12 S26 E12 N26$ S26 E22
USP=[YR=2007] S8 E16 N8 W16$ E28 N26$.

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	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	2002	2002	3	80	1,789	

LAND DESCRIPTION

TOTAL OB/XF 1,789

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS