LOT 420
IN OR 1597/1674
HERON ISLES #2 PB 7/218

ROBBINS RICKY RAY &/OLSON GERALD
95175 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0740-0420-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

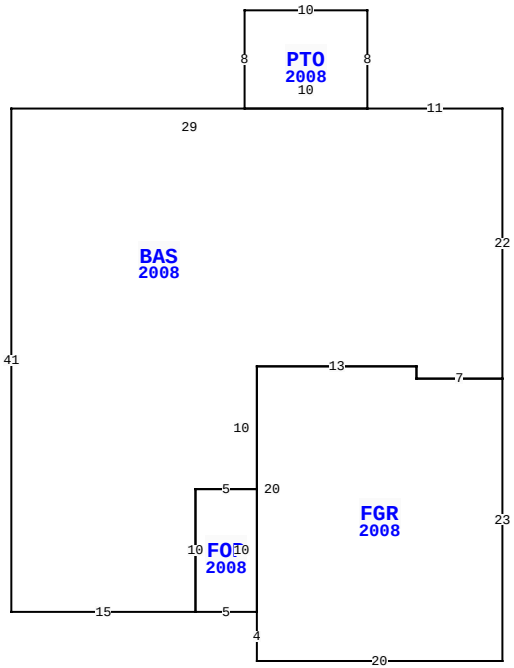
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	2008	1,197	131,627
FGR	473	55	2008	260	28,591
FOP	50	30	2008	15	1,649
PTO	80	5	2008	4	440
TOTALS	1,800			1,476	162,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	118.8810	118.88	175,467	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1197 HX Base Yr



96091 YELLOWTAIL CT, YULEE

BLD DATE	12/11/2008	RK	LGL DATE		
XF DATE	12/11/2008	RK	LAND DATE	05/13/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	162,307
TOTAL MARKET OB/XF VALUE	2,746
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	230,053
SOH/AGL Deduction	16,870
ASSESSED VALUE	213,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,183
TOTAL JUST VALUE	230,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E213603	NEW CONSTR	2,000	10/01/2008
M14165	MECH OTHER	0	09/01/2008
E20882	ELEC OTHER	2,850	06/01/2008
P13225	OTHER	0	05/01/2008
B21457	NEW CONSTR	116,688	05/01/2008
R11283	REPAIR/RRF	2,000	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/1674	12/18/2008	WD	Q	I		150,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: OLSON GERALD & SHIR						
1561/0362	4/16/2008	WD	U	V	19	247,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 PTO=[YR=2008] N8 W10 S8 E10 $ W29 S41 E15 FOP=[YR=2008] E5FGR=[YR=2008] S4 E20 N23 W7 N1W13 S20 $ N10 W5 S10 $ N10 E5 N10 E13 S1 E7 N22 $.

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	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2008	2008	3	88	2,746	

LAND DESCRIPTION

TOTAL OB/XF 2,746

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS