

BLOCK 1 LOT 38 & PT OF LOT 29
IN OR 980/38
YULEE HEIGHTS SUB PB 3/47A

ROBINSON JOSEPH P & TERESA
86595 HESTER DRIVE
YULEE, FL 32097

2025

42-2N-27-4400-0001-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame Stories	02	WOOD FRAME 100
Units	1.	1. 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	4052.00		

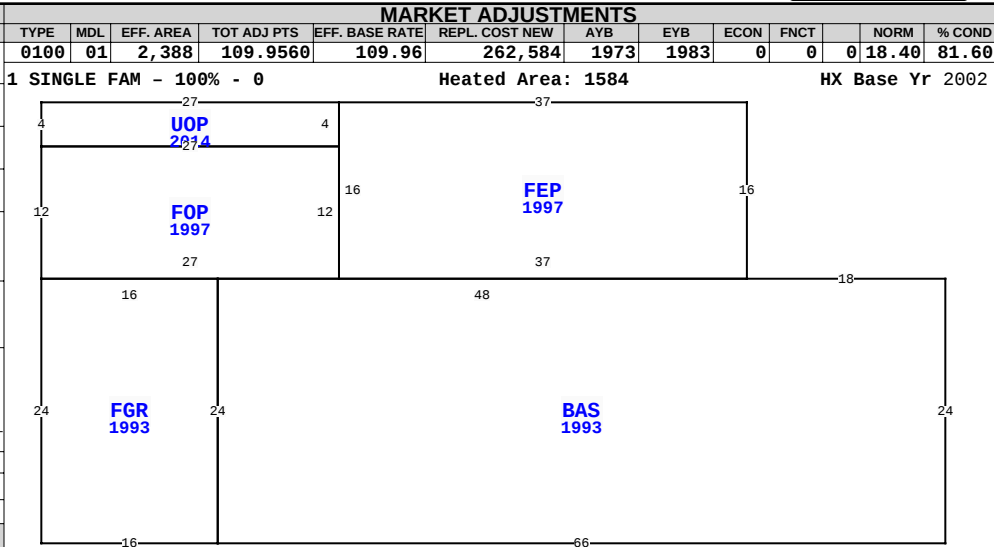
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	142,128
FEP	592	80	1997	474	42,531
FGR	384	55	1993	211	18,933
FOP	324	30	1997	97	8,703
UOP	108	20	2014	22	1,974

TOTALS	2,992			2,388	214,269
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,760.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	801.00	SF	7.25
6	0812	CONCRETE C	0	100	0	0	2,874.00	SF	4.00
7	0350	CARPORT WD	0	100	8	12	96.00	SF	13.00
8	0851	PATIO STON	0	100	9	12	108.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	2112.00	130.00	1.00

REVIEW DATE	11/12/2019	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

86595 HESTER DR, YULEE

TOTAL OB/XF									
28,099									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,461	
TOTAL MARKET OB/XF VALUE		28,099	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		313,560	
SOH/AGL Deduction		133,557	
ASSESSED VALUE		180,003	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		129,281	
TOTAL JUST VALUE		313,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008771	REMODEL	16,778	09/22/2020
963493	REMODEL	5,000	01/01/1997
963493	REMODEL	5,000	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0980/0038	4/09/2001	WD	Q	I	01
GRANTOR: ROBINSON JOSEPH PHILL					SALE PRICE
GRANTEE: ROBINSON JOSEPH & T					
0514/0209	4/01/1987	WD	Q	I	
GRANTOR: GLOBIS TERESA H					42,500
GRANTEE: ROBINSON JOSEPH P					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FEP=[YR=1997] N16 W37 UOP=[YR=2014] W27 S4 FOP=[YR=1997] S12 FGR=[YR=1993] S24 E16 N24 W16 \$ E27 N12 W27 \$ E27 N4 \$ S16 E37 \$ W48 S24 E66 N24 \$.									

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Exterior Wall	15	CONC BLOCK 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	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	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	4052.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1997	720	11,192
TOTALS	720			720	11,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	720	82.3900	30.48	21,946	1997	1997	0	0	0 49.00	51.00
2 GARAGE RES - 100% - 0 Heated Area: 720 HX Base Yr 2002											
30 24 30 24 BAS 1997											
86595 HESTER DR, YULEE											
						BLD DATE				LGL DATE	05/08/2025 MLU
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