BLOCK A LOT 7
IN OR 2165/713
FELMORE PARK SUB PB 3/41

NABORS MARTY R
86039 ROBERT STREET
YULEE, FL 32097

2025

51-3N-27-4860-000A-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

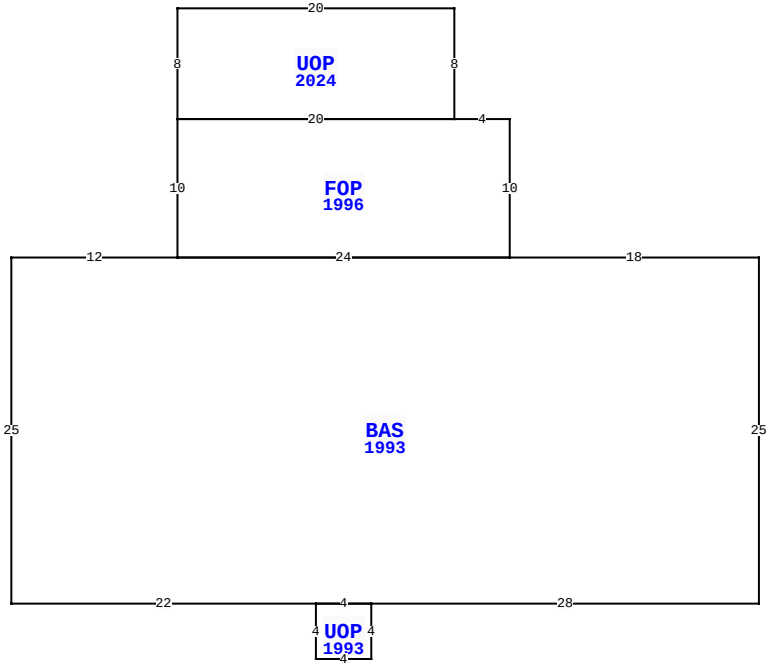
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	117,720
FOP	240	30	1996	72	6,278
UOP	16	20	1993	3	261
UOP	160	20	2024	32	2,790
TOTALS	1,766			1,457	127,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	105.0600	105.06	153,072	1961	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1350 HX Base Yr 1998



86039 ROBERT ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,050
TOTAL MARKET OB/XF VALUE		5,563
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		192,613
SOH/AGL Deduction		114,116
ASSESSED VALUE		78,497
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		22,775
TOTAL JUST VALUE		192,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/0713	12/15/2017	QC	U	I	11	100
GRANTOR: NABORS TAINA M						
GRANTEE: NABORS MARTY R						
0766/0556	7/24/1996	QC	Q	I	06	100
GRANTOR: BUCHAN PRISCILLA ROSS						
GRANTEE: NABORS TAINA & MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W24 W12 S25 E22 E4 E28 N25 $
FOP=[YR=1996;ORIG=-18,0] N10 W4 W20 S10 E24 $
UOP=[YR=1993;ORIG=-32,25] S4 E4 N4 W4 $
UOP=[YR=2024;ORIG=-42,-10] E20 N8 W20 S8 $
.

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	645.00	SF	6.50	6.50	100	1993	1993	3	64	2,683	
2	0681	POLE SHED	0	100	8	30	240.00	SF	15.00	15.00	100	1993	1993	3	36	1,296	
3	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2005	2005	3	22	1,584	

LAND DESCRIPTION

TOTAL OB/XF 5,563

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	0005	RSF-	2100.00	127.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS