IN OR 1658/1061

BAKER MILTON & LORENE
86094 ROBIN ROAD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0650

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

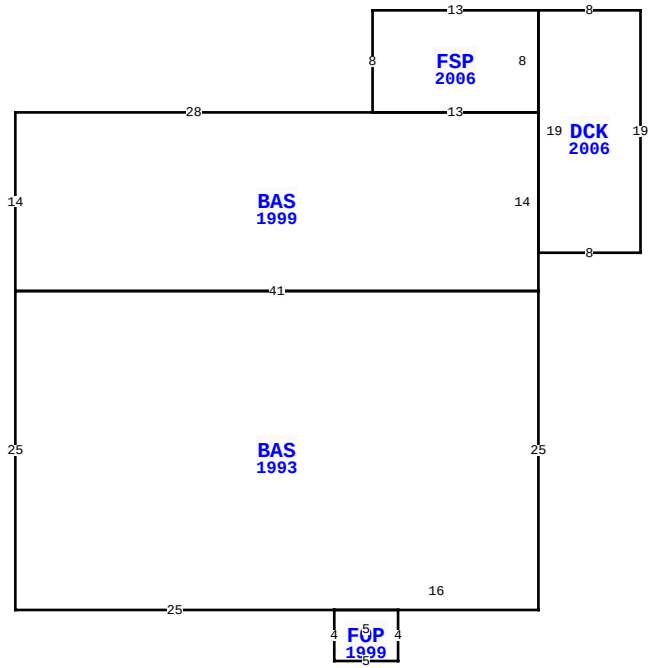
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,025	100	1993	1,025	87,189
BAS	574	100	1999	574	48,826
DCK	152	10	2006	15	1,276
FOP	20	30	1999	6	510
FSP	104	40	2006	42	3,573
TOTALS	1,875			1,662	141,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	103.2000	108.36	180,094	1973	1982	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2011 Heated Area: 1599 HX Base Yr 2011



86094 ROBIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		141,374
TOTAL MARKET OB/XF VALUE		6,357
TOTAL LAND VALUE - MARKET		105,300
TOTAL MARKET VALUE		253,031
SOH/AGL Deduction		136,992
ASSESSED VALUE		116,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,628
TOTAL JUST VALUE		253,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1658/1061	12/09/2009	WD	U	I	12	103,900
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: BAKER MILTON & LORE						
1601/0358	1/16/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATL ASSOCI						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W8 FSP=[YR=2006] W13 S8 BAS=[YR=1999] W28 S14 BAS=[YR=1993] S25 E25 FOP=[YR=1999] S4 E5 N4 W5$ E16 N25 W41$ E41 N14 W13$ E13 N8$ S19 E8 N19$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	1242	WD DECK A	0	100	0	0	1,050.00	SF	10.00	10.00	100	1990	1990	3	20	2,100	
3	0820	WOOD WALK	0	100	36	3	108.00	SF	11.75	11.75	100	1990	1990	3	40	508	
4	0820	WOOD WALK	0	100	38	2	76.00	SF	11.75	11.75	100	1990	1990	3	40	357	
5	1242	WD DECK A	0	100	0	0	320.00	SF	10.00	10.00	100	1990	1990	3	20	640	
6	1242	WD DECK A	0	100	32	8	256.00	SF	10.00	10.00	100	1990	1990	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 6,357

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	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	90,000.00	90,000.00	105,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/09/2026 BY SYS