

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

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	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	03	Quality Level 03			
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	130,915
FGR	473	55	2008	260	28,436
FOP	50	30	2008	15	1,640
PTO	80	5	2008	4	438
TOTALS	1,800			1,476	161,430

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	113.2200	118.88	175,467	2008	2008	0	0	8.00	92.00
1 SINGLE FAM 0% - 0						Heated Area: 1197		HX Base Yr			
Diagram showing building footprints and dimensions: - Basement (BAS 2008): 29x41 - First Floor (FGR 2008): 10x20 - Second Floor (PTO 2008): 10x10 - Third Floor (FOP 2008): 10x5											
96091 YELLOWTAIL CT, YULEE											
BLD DATE		12/11/2008		RK		LGL DATE					
YE DATE		12/11/2008		RK		LAND DATE		05/13/2025 MLU			
INC DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								161,430				
TOTAL MARKET OB/XF VALUE								0				
TOTAL LAND VALUE - MARKET								65,000				
TOTAL MARKET VALUE								226,430				
SOH/AGL Deduction								0				
ASSESSED VALUE								226,430				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								226,430				
TOTAL JUST VALUE								226,430				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								230,053				