BLK 1 LOTS 22,23 & PT OF JOHN
LOWE MILL GRANT SEC 42-2N-27E
IN OR 160/298 BEING ONLY PT

YOUNG ROBBY RANDALL/YOUNG DE BOER ROBIN
2737 STERLING CT
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4400-0001-0220

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	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

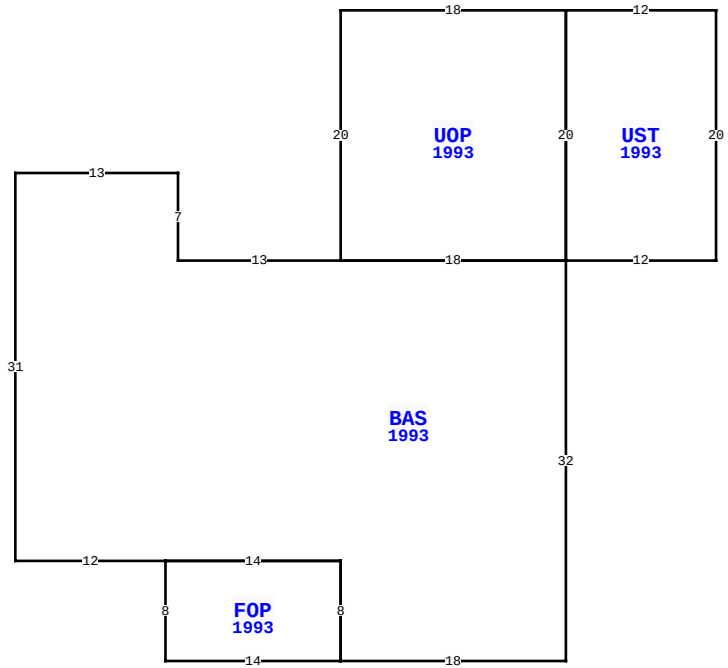
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,291	100	1993	1,291	114,237
FOP	112	30	1993	34	3,009
UOP	360	20	1993	72	6,371
UST	240	45	1993	108	9,556
TOTALS	2,003			1,505	133,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	110.1600	115.67	174,083	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 2023 Heated Area: 1291 HX Base Yr



86435 CALLAWAY DR, YULEE

BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	133,173
TOTAL MARKET OB/XF VALUE	224
TOTAL LAND VALUE - MARKET	111,480
TOTAL MARKET VALUE	244,877
SOH/AGL Deduction	332
ASSESSED VALUE	244,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,545
TOTAL JUST VALUE	244,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20848	ELEC OTHER	0	05/01/2008
B018557	FOUNDATION	3,000	07/01/2001
B940235	REPAIR/RRF	2,300	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0260	7/21/2022	QC	U	I	11	100
GRANTOR: YOUNG DE BOER ROBIN &						
GRANTEE: YOUNG ROBBY RANDALL						
2499/1360	8/30/2021	FJ	U	I	11	0
GRANTOR: YOUNG DORIS Y EST						
GRANTEE: YOUNG DE BOER ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 UOP=[YR=1993] W18 S20 BAS=[YR=1993] W13 N7 W13 S31 E12 FOP=[YR=1993] S8 E14 N8 W14$ E14 S8 E18 N32 W18$ E18 N20$ S20 E12 N20$.

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
3	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2010	2010	3	35	224	

LAND DESCRIPTION

TOTAL OB/XF 224

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	0003	RSF-2	90.00	190.00	2.00	LT		1.00	1.00	0.60	65,000.00	39,000.00	78,000							
2	009100	C	UTILITY	0	0003	RSF-2	100.00	220.00	0.93	AC		1.00	1.00	0.40	90,000.00	36,000.00	33,480							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.93 Total Land Value: 111,480 Market: 0 Agricultural: 0 Common: 111,480 PRINTED 07/09/2026 BY SYS