LOT 8 EX S-1 & LOT A EX S-1 &
LOT 12 EX S30' & LOT 13
ROBERTS HIGHLANDS PB 5/5

EDGY ROSE A/HAMEL CAROLYN C
86334 WILLIAMS AVE
YULEE, FL 32097-3257

2026

51-3N-27-4880-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
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

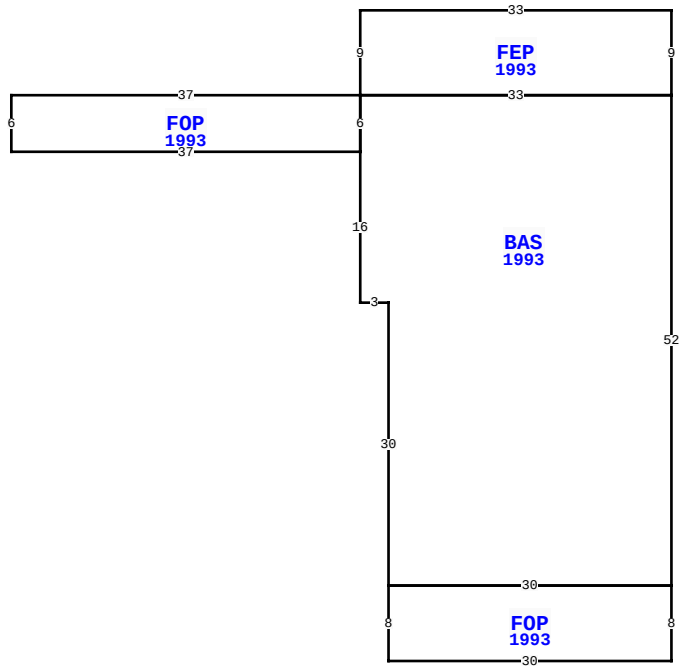
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	1993	1,626	88,694
FEP	297	80	1993	238	12,982
FOP	222	30	1993	67	3,655
FOP	240	30	1993	72	3,928
TOTALS	2,385			2,003	109,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	83.7900	87.98	176,224	1954	1964	0	0	0	38.00	62.00

1 SINGLE FAM 0% - 2026 Heated Area: 1626 HX Base Yr



86334 WILLIAMS AV, 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	130,073
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	110,700
TOTAL MARKET VALUE	242,488
SOH/AGL Deduction	0
ASSESSED VALUE	242,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,488
TOTAL JUST VALUE	242,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029488	XFOB	2,327	04/01/2002
E98 4420	CHNGE SRVC	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/583	5/30/2026	FJ	U	I	11	0
GRANTOR: ROBERTS FAUSTINA L						
GRANTEE: EDGY ROSE A						
2855/727	3/20/2026	FJ	U	I	11	0
GRANTOR: ROBERTS FAUSTINA L ES						
GRANTEE: EDGY ROSE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-33,15] S16 E3 S30 E30 N52 W33 S6 $
FEP=[YR=1993;ORIG=0,0] W33 S9 E33 N9 $
FOP=[YR=1993;ORIG=-30,61] S8 E30 N8 W30 $
FOP=[YR=1993;ORIG=-33,9] W37 S6 E37 N6 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	0005	RSF-2	0.00	0.00	1.23	AC		1.00	1.00	1.00	90,000.00	90,000.00	110,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.23 Total Land Value: 110,700 Market: 0 Agricultural: 0 Common: 110,700 PRINTED 07/09/2026 BY SYS

LOT 8 EX S-1 & LOT A EX S-1 &
LOT 12 EX S30' & LOT 13
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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

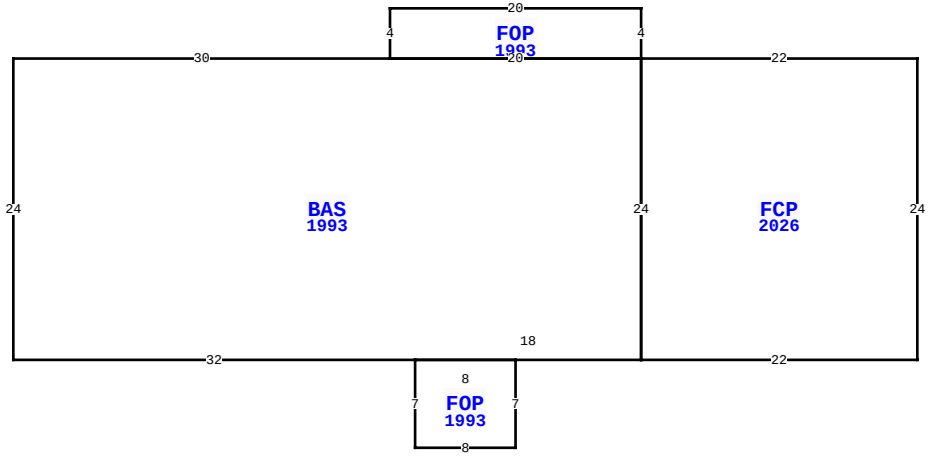
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	18,192
FCP	528	25	2026	132	2,001
FOP	56	30	1993	17	258
FOP	80	30	1993	24	364
TOTALS	1,864			1,373	20,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,373	77.7400	30.32	41,629	1982	1982	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2026 Heated Area: 1200 HX Base Yr



86334 WILLIAMS AV, YULEE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	242,488
NCON VALUE	0
INCOME VALUE	
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2855/727	3/20/2026	FJ	U	I	11	0
GRANTOR: ROBERTS FAUSTINA L ES						
GRANTEE: EDGY ROSE A						

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,4] W30 S24 E32 E18 N24 W20 $
FOP=[YR=1993;ORIG=0,0] W20 S4 E20 N4 $
FOP=[YR=1993;ORIG=-18,28] S7 E8 N7 W8 $
FCP=[YR=2026;ORIG=0,4] E22 S24 W22 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.23 Total Land Value: 110,700 Market: 0 Agricultural: 0 Common: 110,700 PRINTED 07/09/2026 BY SYS