LOT 25
SHERWOOD FOREST SUB PB 5/10

JOHNSON MATTHEW
1467 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0640-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

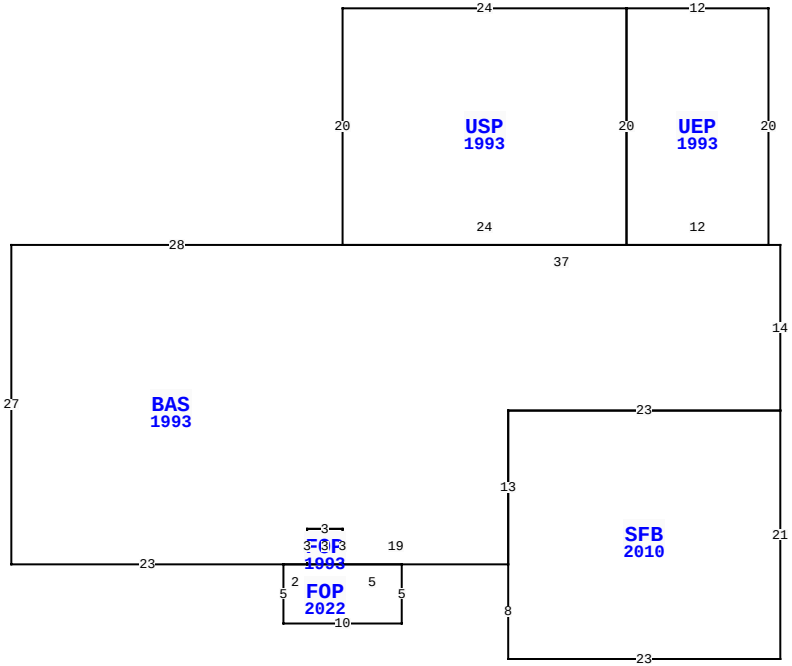
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	110,616
FOP	9	30	3	228
FOP	59	30	18	1,368
SFB	483	80	386	29,325
UEP	240	60	144	10,940
USP	480	30	144	10,940
TOTALS	2,727		2,151	163,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	117.8205	106.33	228,716	1981	1981	0	0	0	28.55	71.45

1 SINGLE FAM – 100% - 2020 Heated Area: 1842 HX Base Yr 2020



1467 ROBIN HOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		163,418
TOTAL MARKET OB/XF VALUE		5,390
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		288,808
SOH/AGL Deduction		89,876
ASSESSED VALUE		198,932
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,932
TOTAL JUST VALUE		288,808
NCON VALUE		1,450
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0001	7/18/2019	QC	U	I	11	100
GRANTOR: WINGATE MEGHAN JOY &						
GRANTEE: JOHNSON MATTHEW						
2213/1992	7/13/2018	FJ	U	I	11	100
GRANTOR: MIXON JOY ELIZABETH E						
GRANTEE: JOHNSON MATTHEW & M						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W12 USP=[YR=1993] W24 S20 BAS=[YR=1993] W28 S27 E23 FOP=[YR=2022] S5 E10 N5 W5 FOP=[YR=1993] W3N3 E3 S3$ N3 W3 S3 W2$ E19 SFB=[YR=2010] S8 E23 N21 W23 S13$ N13 E23 N14 W37$E24 N20$ 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
1	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	1981	1981	3	38	1,636	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0810	CONCRETE A	0	100	0	0	484.00	SF	6.50	6.50	100	1990	1990	3	62	1,951	

LAND DESCRIPTION

TOTAL OB/XF 5,390

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	SFR	100		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS