

LOT 27 PT OR 696/568
SHERWOOD FOREST SUB
PB 5/10

QUATTLEBAUM KENNETH & SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-0640-0027-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8												
															VALUATION SUMMARY														
VALUATION BY																	STANDARD												
Tax Group: 8																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	6,000												
TOTAL LAND VALUE - MARKET																	120,000												
TOTAL MARKET VALUE																	126,000												
SOH/AGL Deduction																	61,156												
ASSESSED VALUE																	64,844												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	64,844												
TOTAL JUST VALUE																	126,000												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	125,625												
DOR CODE																	0001 VAC W/XFOB												
MAP NUM																	MKT AREA 02												
NEIGHBORHOOD/LOC																	2001.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES																	1441 ROBIN HOOD DR, FERNANDINA BEACH												
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														
1	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000															
LAND DESCRIPTION																	TOTAL OB/XF 6,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000001	C	V RS W/XFOB	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000												
REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																													