



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	VALUATION SUMMARY																		
Exterior Wall	05	AVERAGE 80	0100	01	2,329	108.8780	98.26	228,848	1985	1990	0	0	0	15.40	84.60	VALUATION BY	STANDARD																	
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2021										Heated Area: 2078					HX Base Yr 2021					Tax Group: 8		Tax Dist:									
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE										200,367											
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										15,759											
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										180,000											
Interior Floo	14	CARPET 50											TOTAL MARKET VALUE										396,126											
Interior Floo	15	HARDTILE 50											SOH/AGL Deduction										121,433											
Air Condition	03	CENTRAL 100											ASSESSED VALUE										274,693											
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB		50,000									
Bedrooms	4	100											BASE TAXABLE VALUE										224,693											
Bathrooms	2	100											TOTAL JUST VALUE										396,126											
Frame	02	WOOD FRAME 100											NCON VALUE										0											
Stories	1.	1. 100											INCOME VALUE																					
Units	0	100											PREVIOUS YEAR MKT VALUE										402,507											
BUD8 Adjustme	05	DIST 1A 100																																
Occupancy	00	NONE 100																																
Quality	03	Quality Level 03																																
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	1,878	100	1,878	156,114																														
BAS	200	100	200	16,626																														
FGR	378	55	208	17,291																														
FOP	144	30	43	3,574																														
TOTALS	2,600		2,329	193,605																														
EXTRA FEATURES			869 ROBIN HOOD DR, FERNANDINA BEACH										BLD DATE										LGL DATE											
													XF DATE										LAND DATE											
													INC DATE										AG DATE											
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	0811	CONCRETE B	0	100	53	16	848.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,183																		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100																		
3	0845	KOOL DECK	0	100	91	3	459.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,814																		
4	0861	POOL GUNIT	0	100	25	11	275.00	SF	85.00	85.00	100	1987	1987	3	20	4,675																		
5	1242	WD DECK A	0	100	0	0	434.00	SF	10.00	10.00	100	1987	1987	3	20	868																		
6	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	54.5	266																		
7	0812	CONCRETE C	0	100	0	0	917.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,182																		
8	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,671																		
LAND DESCRIPTION										TOTAL OB/XF										15,759														
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										
1	000100	C	SFR	100		RM	150.00	106.00	150.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	180,000																	

THORN WILLIAM H & AMY C
869 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2023

[illegible]