



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 100	0800	02	1,786	123.2000	86.24	154,025	1999	1999	0	0	0	54.00	46.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 0													Heated Area: 1786 HX Base Yr													
Roof Cover	12	MODULAR MT 100	66 27 36 BAS 1999													Tax Group: 8 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 70,852													
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 23,772													
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET 312,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 406,624													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 194,863													
Bedrooms	4	100														ASSESSED VALUE 211,761													
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 161,761													
Stories	1.	1. 100														TOTAL JUST VALUE 406,624													
Units	0	100	NCON VALUE 0																										
Quality		03	Quality Level 03		INCOME VALUE										PREVIOUS YEAR MKT VALUE 396,538														
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC		2001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,786	100	1,786	70,852																									
TOTALS		1,786	1,786	70,852																									
EXTRA FEATURES					839 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940															
2	1242	WD DECK A	0 100	0 0	304.00	SF	10.00	10.00	100	1999	1999	3	20	608															
3	0940	SHEDS/PORT	0 100	12 10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720															
4	0936	SEPTC TANK	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000															
5	1242	WD DECK A	0 100	0 0	716.00	SF	10.00	10.00	100	2002	2002	3	21	1,504															
6	0937	WELL	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000															
7	0936	SEPTC TANK	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000															
TOTAL OB/XF 23,772																													
LAND DESCRIPTION																													
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	000102	C	SFR/MH	100		RM	0.00	0.00	200.00	FF		1.00	1.00	0.80	1,200.00	960.00	192,000												
2	000102	C	SFR/MH	100		RM	0.00	0.00	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: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2417/1826	12/16/2020	PR U	I		19	70,000			
GRANTOR: KRISTOL BRUCE AS PR F									
GRANTEE: WILLIAMS THOMAS H									
1625/1281	5/01/2009	WD U	I		12	22,500			
GRANTOR: DEUTSCHE BANK NATONA									
GRANTEE: WILLIAMS THOMAS H									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W66 S27 E36 D1 R2 E2 R2 U1 E24 N27 \$.									