LOT 36
SHERWOOD FOREST SUB PB 5/10

EPSTEIN JONATHAN ANDREW
835 ROBINHOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0640-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

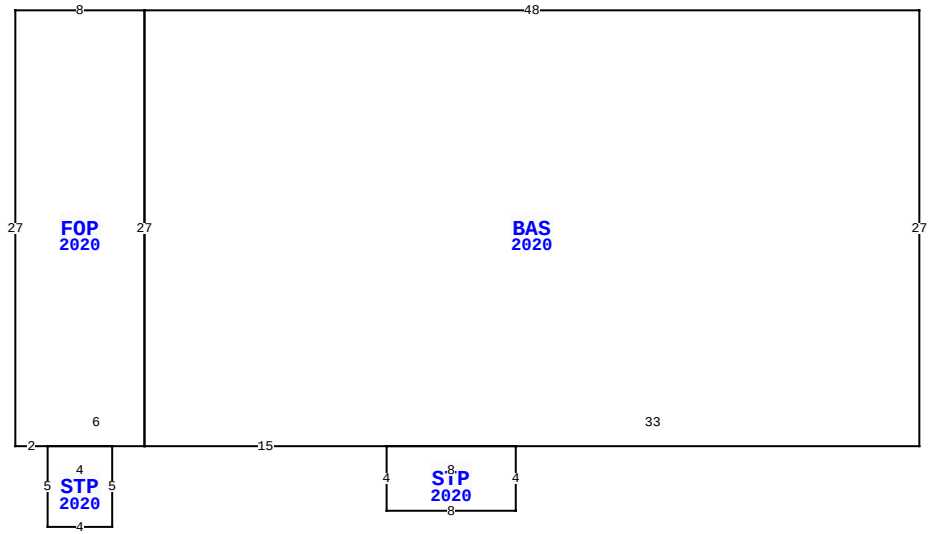
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	125,357
FOP	216	30	65	6,288
STP	20	10	2	193
STP	32	10	3	290
TOTALS	1,564		1,366	132,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,366	151.8400	98.70	134,824	2020	2020	0	0	0	2.00	98.00

2 M/H 93- – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



835 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		132,128
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		96,560
TOTAL MARKET VALUE		228,688
SOH/AGL Deduction		2,332
ASSESSED VALUE		226,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,356
TOTAL JUST VALUE		228,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000626	CO ISSUED	0	01/22/2020
19011296	NEW CONSTR	0	10/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1336	4/30/2020	WD	Q	I	02	255,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: EPSTEIN JONATHAN AN						
2127/0390	6/16/2017	WD	Q	V	01	63,000
GRANTOR: FIDLER DEBORA D ET AL						
GRANTEE: SIMMONS 9 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 FOP=[YR=2020] W8 S27 E2 STP=[YR=2020] S5 E4 N5 W4$ E6 N27$ S27 E15 STP=[YR=2020] S4 E8 N4 W8$ E33 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000200	C	MBL HM SUB	100		RM	90.00	142.00	142.00	FF		1.00	1.00	0.80	850.00	680.00	96,560							

REVIEW DATE 02/26/2020 BY DJ Total Acres: 0.00 Total Land Value: 96,560 Market: 0 Agricultural: 0 Common: 96,560 PRINTED 08/02/2023 BY SYS