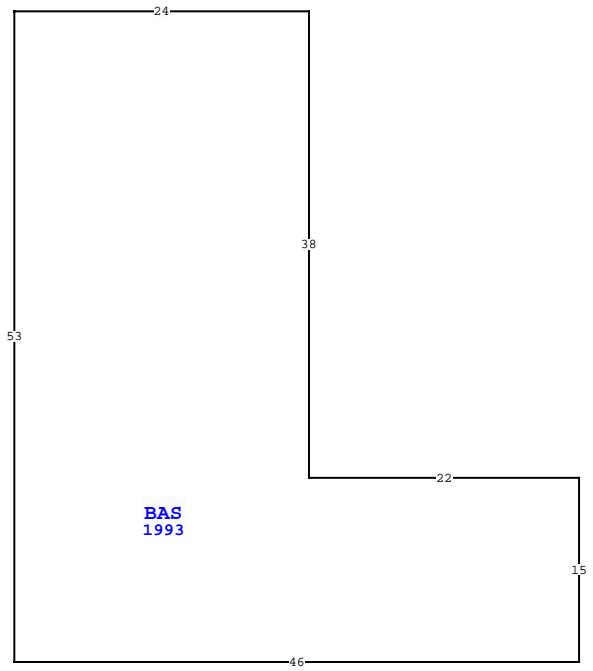


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	70
Roof Cover	02	ROLL COMP	30
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
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
BAS	1,602	100	1,602
			SUBAREA MARKET VALUE
			196,838
TOTALS	1,602		1,602
			196,838

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,602	118.9320	141.23	226,250	1976	1996	0	0	13.00	87.00		
1 SNGL FAM - 0% - 2023 Heated Area: 1602 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			196,838
TOTAL MARKET OB/XF VALUE			2,200
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			319,038
SOH/AGL Deduction			0
ASSESSED VALUE			319,038
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,038
TOTAL JUST VALUE			319,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24173	REMODEL	16,000	12/01/2010
E996447	CHNGE SRVC	0	12/01/1999
6210	CHNGE SRVC	1,050	09/19/1989
5885	REPAIR/RRF	4,000	07/25/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1620	2/14/2022	WD Q	Q	I	01	405,000
GRANTOR: IGOU CHRISTOHER KEITH						
GRANTEE: 1444 ROBINHOOD LLC						
2243/1873	12/14/2018	WD Q	Q	I	01	252,000
GRANTOR: SUTTERBY SILAS M						
GRANTEE: IGOU CHRISTOPHER KI						

EXTRA FEATURES																	
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
2	0803	ASPHALT C	0	0	0	0	1,330.00	SF	2.00	2.00	100	1976	1976	3	50	1,330	
3	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	1976	1976	3	28	870	

TOTAL OB/XF														2,200			
1444 ROBIN HOOD DR, FERNANDINA BEACH																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W24 S53 E46 N15 W22 N38\$ .

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	000100	C	SFR	0		RM	100.00	109.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							