

JOHNSON MATTHEW BRANDON
1467 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

31-2N-28-4955-0003-0080

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories Units1.
Units0
BUD8 Adjustme04DIST 01 100

Quality05Quality Level 05
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE
BAS1,2391001,23933,806
DCK32015481,310
FOP930382
UOP20025501,364

TOTALS1,7681,34036,562

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA TOT ADJ PTS EFF. RATE REPL. COST NEW AYBYEYBECONFNCTNORM% CONDTOTAL MARKET VALUE
0820021,340139.920090.95121,873198419840070.0030.00
1 M/H 93- - 0% - 0 Heated Area: 1239 HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1
VALUATION SUMMARY
STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE36,562
TOTAL MARKET OB/XF VALUE27,538
TOTAL LAND VALUE - MARKET82,650
TOTAL MARKET VALUE146,750
SOH/AGL Deduction68,089
ASSESSED VALUE78,661
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE78,661
TOTAL JUST VALUE146,750
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE89,467

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
1966/18751/09/2015WDQI0155,500
GRANTOR: GRAY RONALD E & KAREN
GRANTEE: JOHNSON MATTHEW BRA
0678/15384/13/1993WDUI1011,000
GRANTOR: GRIFFIS LEO B
GRANTEE: GRAY RONALD & KAREN

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W52 S24 DCK=[YR=1993] S10 E32 UOP=[YR=1994]
E20 N10 W20 S10\$ N10 FOP=[YR=1994] U3 L3 D3 L3 E6\$ W32\$
E26 U3 R3 D3 R3 E20 N24\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCTADJTDPHT FACT% COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEDENSITYDECL FRZYR CONSRV
1000102CSFR/MH00005OR0.000.001.16AC1.001.000.9575,000.0071,250.0082,650

REVIEW DATE

01/24/2020 BY KW Total Acres: 1.16 Total Land Value: 82,650 Market: 0 Agricultural: 0 Common: 82,650 PRINTED 08/02/2023 BY SYS