LOT 24
IN OR 2162/720
SHERWOOD FOREST SUB PB 5/10

MIXON THOMAS/MIXON DIANE ETAL
1471 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0024-0000

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	08	SHT VINYL 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	03	Quality Level 03

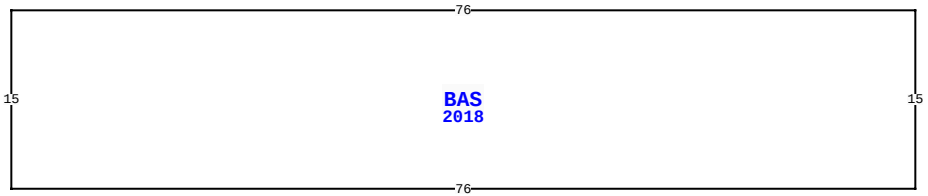
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	88,954
TOTALS	1,140		1,140	88,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	115.6000	86.70	98,838	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 0 Heated Area: 1140 HX Base Yr



1471 ROBIN HOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		88,954
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		248,954
SOH/AGL Deduction		177,859
ASSESSED VALUE		71,095
TOTAL EXEMPTION VALUE	HX HB WX	51,095
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		248,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803061	CO ISSUED	0	03/26/2018
B1710417	DEMOLITION	0	11/22/2017
BP4136	N/A	600	06/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2162/0720	11/17/2017	FJ	U	I	11	0
GRANTOR: MIXON MARVIN G EST						
GRANTEE: MIXON GERALDINE S L						
0618/0291	1/30/1991	WD	U	I	01	100
GRANTOR: CARTER ESTELLE M						
GRANTEE: MIXON MARVIN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S15 E76 N15 $.

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	000102	C	SFR/MH	100		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 04/09/2024 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS