LOT 27 PT OR 696/568
SHERWOOD FOREST SUB
PB 5/10

QUATTLEBAUM KENNETH & SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0640-0027-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 6,000 |
| TOTAL LAND VALUE - MARKET | 160,000 |
| TOTAL MARKET VALUE | 166,000 |
| SOH/AGL Deduction | 94,672 |
| ASSESSED VALUE | 71,328 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 71,328 |
| TOTAL JUST VALUE | 166,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 126,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH150112 | CO ISSUED | 0 | 07/31/2015 |
| MH150112 | MH MOVE-ON | 0 | 07/01/2015 |
| B22545 | DEMOLITION | 1,200 | 06/01/2009 |
| B94919 | MH MOVE-ON | 10,000 | 05/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0696/0568 | 1/12/1994 | WD | U | V | 09 | 20,500 |
| GRANTOR: DAVIS TRAVIS & CAROLY | | | | | | |
| GRANTEE: QUATTLEBAUM KENNETH | | | | | | |
| 0229/0676 | 1/01/1976 | MS | U | V | | 3,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

1441 ROBIN HOOD DR, FERNANDINA BEACH

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

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1994 | 1994 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 000001 | C | V RS W/XFOB | 0 | | RM | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,600.00 | 1,600.00 | 160,000 | | | | | | | |

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS