



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 80		0100	01	2,329	108.8780	103.43	240,888	1985	1990	0	0	0	15.70	84.30	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 20		1 SINGLE FAM - 100% - 2021										Heated Area: 2078					HX Base Yr 2021					Tax Group: 8		Tax Dist:							
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE										209,831									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										15,322									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										240,000									
Interior Floo	14	CARPET 50												TOTAL MARKET VALUE										465,153									
Interior Floo	15	HARDTILE 50												SOH/AGL Deduction										182,219									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										282,934									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bedrooms	4	100												BASE TAXABLE VALUE										232,934									
Bathrooms	2	100												TOTAL JUST VALUE										465,153									
Frame	02	WOOD FRAME 100												NCON VALUE										0									
Stories	1.	1. 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE										396,126																			
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	SUBAREA MARKET VALUE																													
BAS	1,878	100	1,878	163,746																													
BAS	200	100	200	17,438																													
FGR	378	55	208	18,135																													
FOP	144	30	43	3,749																													
TOTALS		2,600		2,329	203,069																												
EXTRA FEATURES					869 ROBIN HOOD DR, FERNANDINA BEACH																												
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																
1	0811	CONCRETE B	0	100	53	16	848.00	SF	5.20	5.20	100	1985	1985	3	47	2,073																	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030																	
3	0845	KOOL DECK	0	100	91	3	459.00	SF	7.25	7.25	100	1987	1987	3	52	1,730																	
4	0861	POOL GUNIT	0	100	25	11	275.00	SF	85.00	85.00	100	1987	1987	3	20	4,675																	
5	1242	WD DECK A	0	100	0	0	434.00	SF	10.00	10.00	100	1987	1987	3	20	868																	
6	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	52	254																	
7	0812	CONCRETE C	0	100	0	0	917.00	SF	4.00	4.00	100	1989	1989	3	57	2,091																	
8	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	1989	1989	3	57	1,601																	

THORN WILLIAM H & AMY C
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FERNANDINA BEACH, FL 32034

2024

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