



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,786	123.2000	92.40	165,026	1999	1999	0	0	0	56.00	44.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 0										Heated Area: 1786										HX Base Yr									
Roof Cover	12	MODULAR MT 100								27 27 36 2.2 2.2 24 BAS 1999																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 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	1,786	100	1,786	72,611																																			
TOTALS		1,786	1,786	72,611																																			
EXTRA FEATURES										839 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905																								
2	1242	WD DECK A	0 100	0	0	304.00	SF	10.00	10.00	100	1999	1999	3	20	608																								
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720																								
4	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																								
5	1242	WD DECK A	0 100	0	0	716.00	SF	10.00	10.00	100	2002	2002	3	20	1,432																								
6	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000																								
7	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000																								
LAND DESCRIPTION										TOTAL OB/XF										23,665																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	200.00	FF		1.00	1.00	0.80	1,600.00	1,280.00	256,000																						
2	000102	C	SFR/MH	100		RM	0.00	0.00	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: 416,000 Market: 0 Agricultural: 0 Common: 416,000 PRINTED 08/06/2024 BY SYS																																							