LOTS 39 & 40
SHERWOOD FOREST SUB PB 5/10

BRAUDA HENRY E & SUE ANN L/E/
836 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

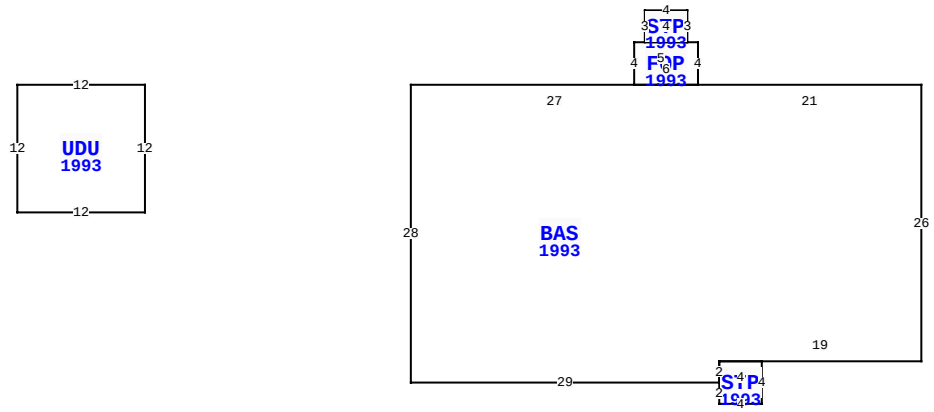
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,306	100	1,306	106,065
FOP	24	30	7	569
STP	12	10	1	82
STP	16	10	2	162
UDU	144	55	79	6,416
TOTALS	1,502		1,395	113,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	124.8000	118.56	165,391	1945	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1306 HX Base Yr



836 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		113,293
TOTAL MARKET OB/XF VALUE		970
TOTAL LAND VALUE - MARKET		320,000
TOTAL MARKET VALUE		434,263
SOH/AGL Deduction		315,544
ASSESSED VALUE		118,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,719
TOTAL JUST VALUE		434,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5686	CHNGE SRVC	0	02/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/636	10/31/2023	LE	U	I	11	100

GRANTOR: BRAUDA HENRY E & SUE

GRANTEE: BRAUDA JONATHAN HEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FOP=[YR=1993] N4W1 STP=[YR=1993] N3W4S3E4$ W5 S4E6$W27 S28 E29 STP=[YR=1993] S2E4N4W4 S2$ N2 E19 N26$ PTR=W73 UDU=[YR=1993] W12S12 E12 N12$ E73$.

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	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1950	1950	3	20	125	
2	0681	POLE SHED	0	100	12	4	48.00	SF	15.00	15.00	100	2000	2000	3	28	202	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2000	2000	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 970

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	000100	C	SFR	100		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							
2	000100	C	SFR	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 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/06/2024 BY SYS