LOTS 43 & 44
IN OR 948/931
R673317 & R673318

GARZA MICHAEL A & ELIZABETH S
884 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

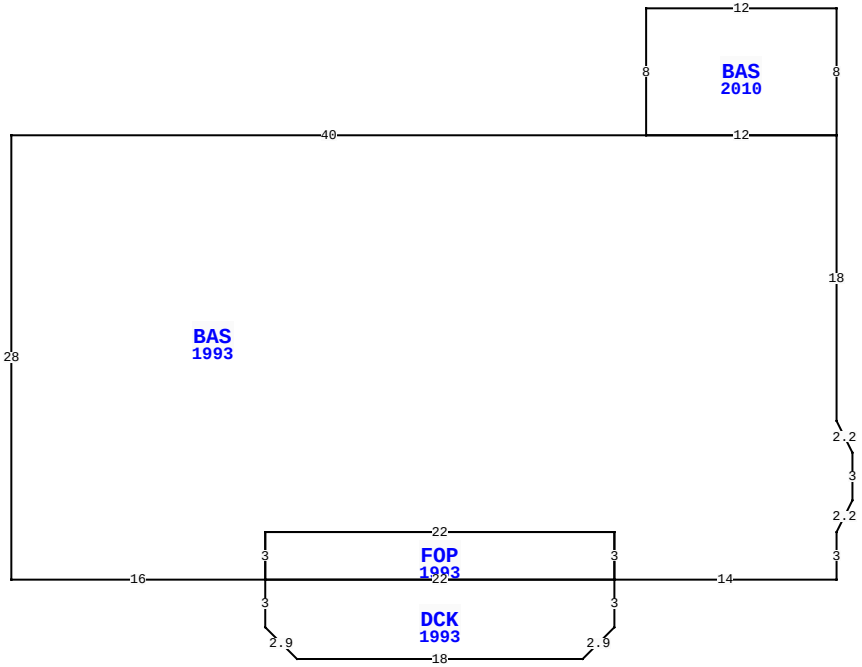
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,395	100	1,395	36,619
BAS	96	100	96	2,520
DCK	106	15	16	420
FOP	66	30	20	525
TOTALS	1,663		1,527	40,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,527	125.0000	87.50	133,612	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1491 HX Base Yr 2001



884 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		40,084
TOTAL MARKET OB/XF VALUE		1,885
TOTAL LAND VALUE - MARKET		294,400
TOTAL MARKET VALUE		336,369
SOH/AGL Deduction		294,639
ASSESSED VALUE		41,730
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,730
TOTAL JUST VALUE		336,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/0931	9/07/2000	WD	U	I	06	62,400
GRANTOR: SCOTT JOHNNY R & JOAN						
GRANTEE: GARZA MICHAEL A & E						
0848/1065	9/14/1998	PR	U	I	18	100
GRANTOR: HYERS LAMAR C L/E						
GRANTEE: HYERS LAMAR L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 S8 BAS=[YR=1993] W40 S28 E16 DCK=[YR=1993] S3 D2 R2 E18 U2 R2 N3 FOP=[YR=1993] N3 W22 S3 E22$ W22$ N3 E22 S3 E14 N3 U2 R1 N3 L1 U2 N18 W12$ E12 N8$.

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	0	0	144.00	SF	6.50	6.50	100	1995	1995	3	70	655	
2	1242	WD DECK A	0	100	24	8	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
3	0820	WOOD WALK	0	100	45	4	180.00	SF	11.75	11.75	100	2000	2000	3	40	846	

LAND DESCRIPTION

TOTAL OB/XF 1,885

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	184.00	100.00	184.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	294,400							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 294,400 Market: 0 Agricultural: 0 Common: 294,400 PRINTED 08/06/2024 BY SYS