LOT 52
IN OR 1613/719
SHERWOOD FOREST PB 5/10

SILVA-LANE MELISSA G/SILVA DAVID ET AL
1488 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

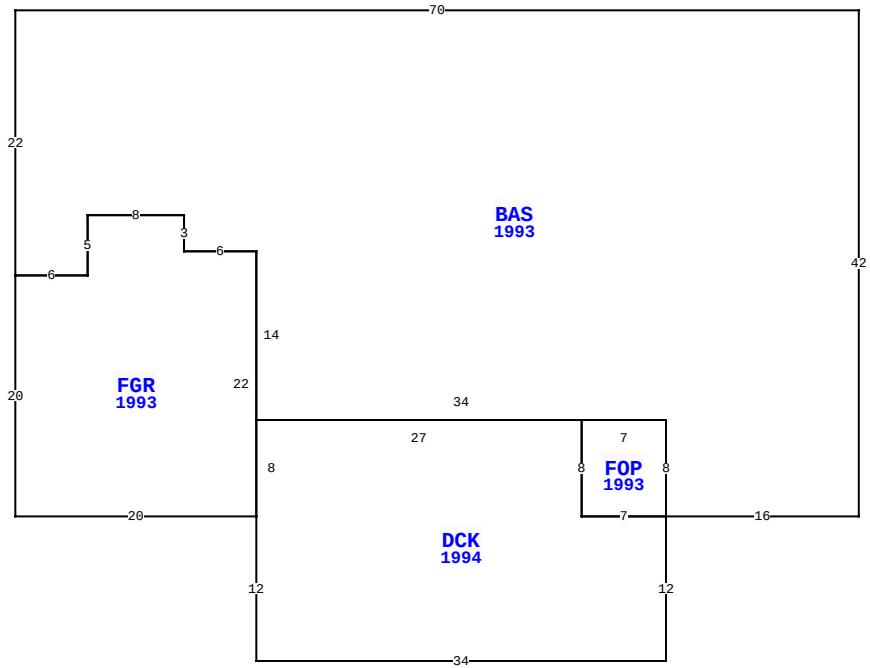
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,216	100	2,216	182,047
DCK	624	10	62	5,094
FGR	452	55	249	20,456
FOP	56	30	17	1,397
TOTALS	3,348		2,544	208,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	102.3360	97.22	247,328	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2003 Heated Area: 2216 HX Base Yr 2003



1488 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		208,992
TOTAL MARKET OB/XF VALUE		14,663
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		383,655
SOH/AGL Deduction		220,925
ASSESSED VALUE		162,730
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		107,730
TOTAL JUST VALUE		383,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1613/0719	3/27/2009	QC	U	I	11	120,851
GRANTOR: LANE JESSIE L & MELIS						
GRANTEE: SILVA-LANE MELISSA						
1367/0389	11/15/2005	WD	U	I	01	48,500
GRANTOR: SILVA DAVID & IDA L &						
GRANTEE: LANE JESSIE L & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S22 FGR=[YR=1993] S20 E20 DCK=[YR=1994] S12 E34 N12 FOP=[YR=1993] N8 W7 S8 E7$ W7 N8 W27 S8$N22 W6 N3 W8 S5 W6 $ E6 N5 E8 S3 E6 S14 E34 S8 E16 N42 $.

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	0811	CONCRETE B	0	100	0	0	971.00	SF	5.20	5.20	100	1990	1990	3	59.5	3,004	
2	1242	WD DECK A	0	100	40	12	480.00	SF	10.00	10.00	100	1992	1992	3	20	960	
3	0812	CONCRETE C	0	100	0	0	3,664.00	SF	4.00	4.00	100	1997	1997	3	73	10,699	

LAND DESCRIPTION

TOTAL OB/XF 14,663

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	132.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS