

JOHNSON MATTHEW
1467 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0640-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8
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	20	FACE BRICK 100	0100	01	2,151	117.8205	117.82	253,431	1981	1981	0	0	0	29.65	70.35	VALUATION BY														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1842														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020														
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	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																												
Occupancy	00	NONE 100																												
Quality			04	Quality Level 04																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA											02															
NEIGHBORHOOD/LOC			2001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,456	100	1993	1,456	120,683																									
FOP	9	30	1993	3	248																									
FOP	59	30	2022	18	1,492																									
SFB	483	80	2010	386	31,994																									
UEP	240	60	1993	144	11,936																									
USP	480	30	1993	144	11,936																									
TOTALS			2,727		2,151	178,289																								
EXTRA FEATURES			1467 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	0	0	828.00	SF	5.20	5.20	100	1981	1981	3	32.5	1,399															
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628															
3	0810	CONCRETE A	0 100	0	0	484.00	SF	6.50	6.50	100	1990	1990	3	57	1,793															
TOTAL OB/XF 4,820																														
LAND DESCRIPTION																														
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	000100	C	RES	100		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000													
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																														