LOT 30 & E1/2 OF LOT 31
IN OR 2183/1164
PT OF BROOK RD A/K/A 14TH ST

ELLIS KEITH & MICHELLE
887 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

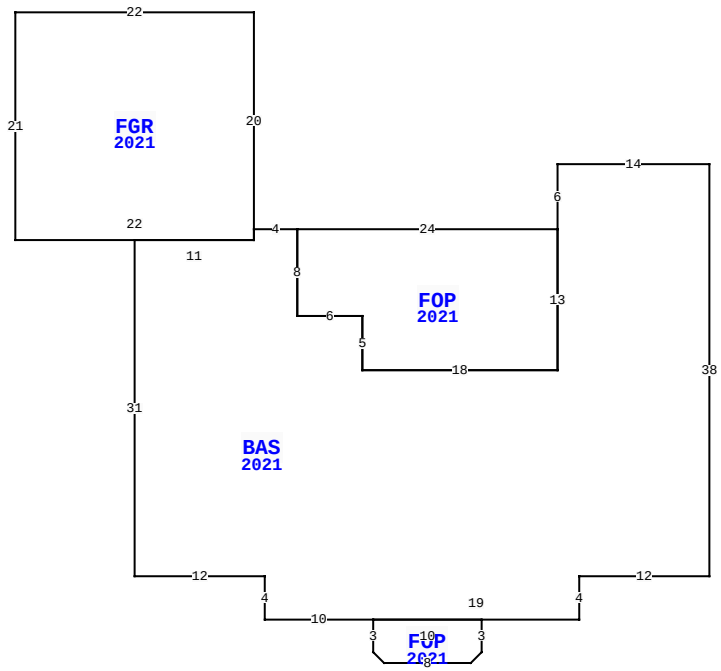
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,603	100	2021	1,603	281,070
FGR	462	55	2021	254	44,537
FOP	39	30	2021	12	2,104
FOP	282	30	2021	85	14,904
TOTALS	2,386			1,954	342,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,954	134.8578	178.01	347,832	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 1603 HX Base Yr 2022



887 ROBIN HOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		342,615
TOTAL MARKET OB/XF VALUE		14,306
TOTAL LAND VALUE - MARKET		241,200
TOTAL MARKET VALUE		598,121
SOH/AGL Deduction		90,473
ASSESSED VALUE		507,648
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		456,926
TOTAL JUST VALUE		598,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006868	NEW RES AC	6,984	06/24/2025
20210831	CO ISSUED	0	04/01/2021
20000831	NEW CONSTR	227,136	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2183/1164	2/15/2018	WD	U	V	11	100
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: ELLIS KEITH & MICHE						
2100/0938	2/01/2017	AD	U	V	21	57,000
GRANTOR: DUVAL HOME BUYERS						
GRANTEE: ELLIS KEITH & MICHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 S6 FOP=[YR=2021] W24 S8 E6 S5 E18 N13 $ S13 W18 N5 W6 N8 W4FGR=[YR=2021] N20 W22 S21 E22N1 $S1 W11 S31 E12 S4 E10 FOP=[YR=2021] S3 D1 R1 E8 U1 R1 N3 W10 $ E19 N4 E12 N38 $.

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	0855	CONC PAVER	0	100	0	0	1,095.00	SF	10.00	10.00	100	2021	2021	3	99	10,841	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 14,306

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	RES	100		RM	134.00	114.00	134.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	241,200							

REVIEW DATE 07/09/2021 BY RK Total Acres: 0.00 Total Land Value: 241,200 Market: 0 Agricultural: 0 Common: 241,200 PRINTED 07/30/2025 BY SYS