LOT 32 & W1/2 OF LOT 31
SHERWOOD FOREST SUB PB 5/10

THORN WILLIAM H & AMY C
869 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

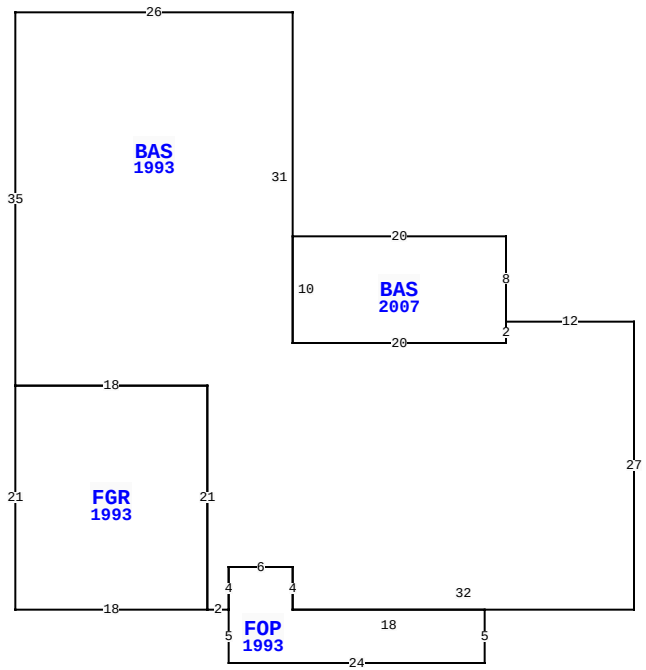
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1993	1,878	171,761
BAS	200	100	2007	200	18,292
FGR	378	55	1993	208	19,023
FOP	144	30	1993	43	3,933
TOTALS	2,600			2,329	213,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	108.8780	108.88	253,582	1985	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2078 HX Base Yr 2021



869 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		220,337
TOTAL MARKET OB/XF VALUE		14,860
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		505,197
SOH/AGL Deduction		214,058
ASSESSED VALUE		291,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,417
TOTAL JUST VALUE		505,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4130	N/A	7,200	05/29/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1102	7/09/2020	WD	U	I	11	100
GRANTOR: GLISSON DAWN L L/E						
GRANTEE: THORN WILLIAM H & A						
2342/0387	2/26/2020	LE	U	I	11	100
GRANTOR: GLISSON DAWN L & THEM						
GRANTEE: THEM THAT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2007] N8 W20 S10 E20 N2$ S2 W20 N31 W26 S35 FGR=[YR=1993] S21 E18 N21 W18$ E18 S21 E2 FOP=[YR=1993] S5 E24 N5 W18 N4 W6 S4$ N4 E6 S4 E32 N27$.

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	53	16	848.00	SF	5.20	5.20	100	1985	1985	3	44	1,940	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0845	KOOL DECK	0	100	91	3	459.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,647	
4	0861	POOL GUNIT	0	100	25	11	275.00	SF	85.00	85.00	100	1987	1987	3	20	4,675	
5	1242	WD DECK A	0	100	0	0	434.00	SF	10.00	10.00	100	1987	1987	3	20	868	
6	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	49.5	241	
7	0812	CONCRETE C	0	100	0	0	917.00	SF	4.00	4.00	100	1989	1989	3	54.5	1,999	
8	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,530	

LAND DESCRIPTION

TOTAL OB/XF 14,860

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	150.00	106.00	150.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	270,000							

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

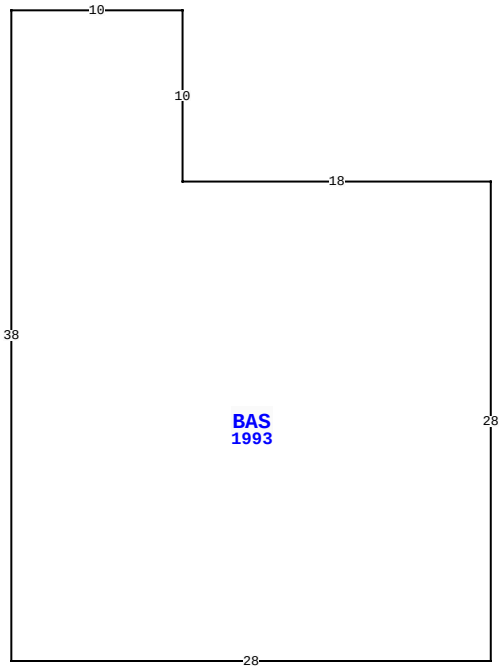
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	7,329
TOTALS	884			884	7,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	884	63.7560	16.58	14,657	1981	1981	0	0	0	50.00	50.00

2 BARNS – 100% - 2021 Heated Area: 884 HX Base Yr 2021



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2342/0387	2/26/2020	LE	U	I	11	100
GRANTOR: GLISSON DAWN L & THEM						
GRANTEE: THEM THAT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N10 W10 S38 E28 N28 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS