LOTS 33 34 & 35
SHERWOOD FOREST SUB PB 5/10

WILLIAMS THOMAS H
839 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

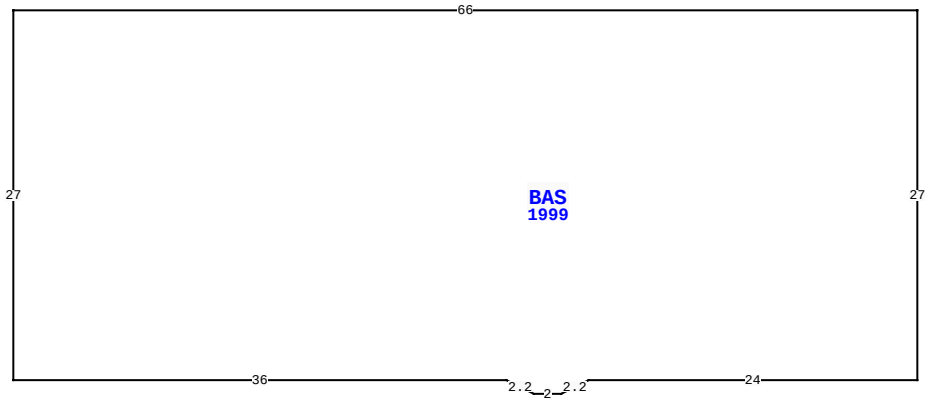
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	1999	1,786	78,553
TOTALS	1,786			1,786	78,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,786	123.2000	104.72	187,030	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2000 Heated Area: 1786 HX Base Yr 2000



839 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		78,553
TOTAL MARKET OB/XF VALUE		23,595
TOTAL LAND VALUE - MARKET		468,000
TOTAL MARKET VALUE		570,148
SOH/AGL Deduction		345,709
ASSESSED VALUE		224,439
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		168,717
TOTAL JUST VALUE		570,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHA99073	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/1826	12/16/2020	PR	U	I	19	70,000
GRANTOR: KRISTOL BRUCE AS PR F						
GRANTEE: WILLIAMS THOMAS H						
1625/1281	5/01/2009	WD	U	I	12	22,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: WILLIAMS THOMAS H						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	304.00	SF	10.00	10.00	100	1999	1999	3	20	608	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
5	1242	WD DECK A	0	100	0	0	716.00	SF	10.00	10.00	100	2002	2002	3	20	1,432	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S27 E36 D1 R2 E2 R2 U1 E24 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 23,595

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	0.00	0.00	200.00	FF		1.00	1.00	0.80	1,800.00	1,440.00	288,000							
2	000100	C	RES	100		RM	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 468,000 Market: 0 Agricultural: 0 Common: 468,000 PRINTED 07/30/2025 BY SYS