LOT 37
SHERWOOD FOREST SUB PB 5/10

LEE SHONDA M
820 ROBIN HOOD ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0037-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

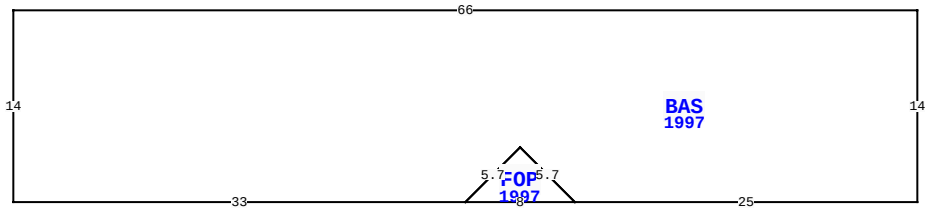
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	1997	908	26,630
FOP	16	30	1997	5	147
TOTALS	924			913	26,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	913	122.2000	97.76	89,255	1984	1990	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 908 HX Base Yr 2023



820 ROBIN HOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		26,776
TOTAL MARKET OB/XF VALUE		5,687
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		212,463
SOH/AGL Deduction		55,897
ASSESSED VALUE		156,566
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,844
TOTAL JUST VALUE		212,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V9800001	REMODEL	5,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0916	2/24/2023	PR	U	I	11	100
GRANTOR: HARPER CURTIS PR OF A						
GRANTEE: LEE SHONDA M						
0664/0991	8/06/1992	WD	U	I	10	10,500
GRANTOR: MOORE SILAS & HELEN						
GRANTEE: MCLAUGHLIN ALEX T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S14 E33 FOP=[YR=1997] E8 U4 L4 D4 L4 $ U4 R4 D4 R4 E25 N14 $.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
2	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	1992	1992	3	62	1,860	
3	0680	POLE SHED	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	27	216	
4	0681	POLE SHED	0	100	15	12	180.00	SF	15.00	15.00	100	2000	2000	3	27	729	
5	0810	CONCRETE A	0	100	38	12	456.00	SF	6.50	6.50	100	2000	2000	3	77	2,282	

LAND DESCRIPTION

TOTAL OB/XF 5,687

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	100.00	98.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/12/2021 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS