LOTS 39 & 40
SHERWOOD FOREST SUB PB 5/10

BRAUDA HENRY E & SUE ANN L/E/
836 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

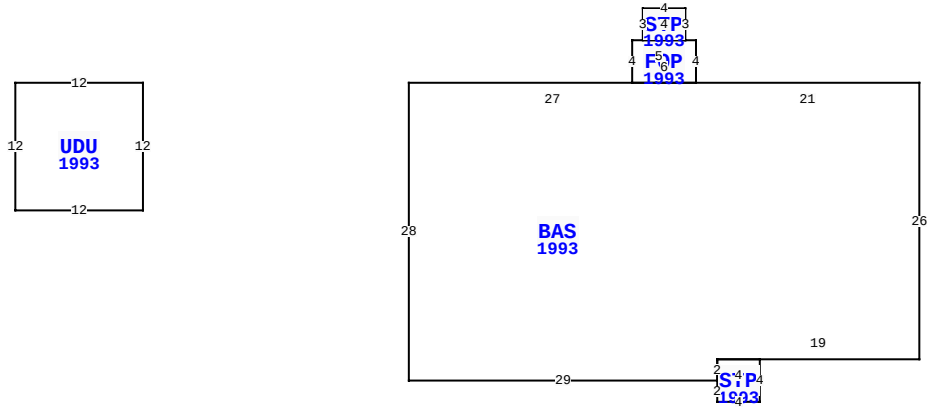
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100	1993	1,306	110,833
FOP	24	30	1993	7	594
STP	12	10	1993	1	85
STP	16	10	1993	2	170
UDU	144	55	1993	79	6,704
TOTALS	1,502			1,395	118,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	124.8000	124.80	174,096	1945	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1306 HX Base Yr



836 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		118,385
TOTAL MARKET OB/XF VALUE		962
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		479,347
SOH/AGL Deduction		357,185
ASSESSED VALUE		122,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,440
TOTAL JUST VALUE		479,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5686	CHNGE SRVC	0	02/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/636	10/31/2023	LE	U	I	11	100

GRANTOR: BRAUDA HENRY E & SUE

GRANTEE: BRAUDA JONATHAN HEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FOP=[YR=1993] N4W1 STP=[YR=1993] N3W4S3E4$ W5 S4E6$W27 S28 E29 STP=[YR=1993] S2E4N4W4 S2$ N2 E19 N26$ PTR=W73 UDU=[YR=1993] W12S12 E12 N12$ E73$.

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	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1950	1950	3	20	125	
2	0681	POLE SHED	0	100	12	4	48.00	SF	15.00	15.00	100	2000	2000	3	27	194	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2000	2000	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 962

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	100.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							
2	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 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS