LOT 41
IN OR 1890/1620
SHERWOOD FOREST SUB PB 5/10

MORRIS DICKERSON FAMILY LAND TRUST/DICKERSON DEBOR
5472 1ST COAST HWY STE 1
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

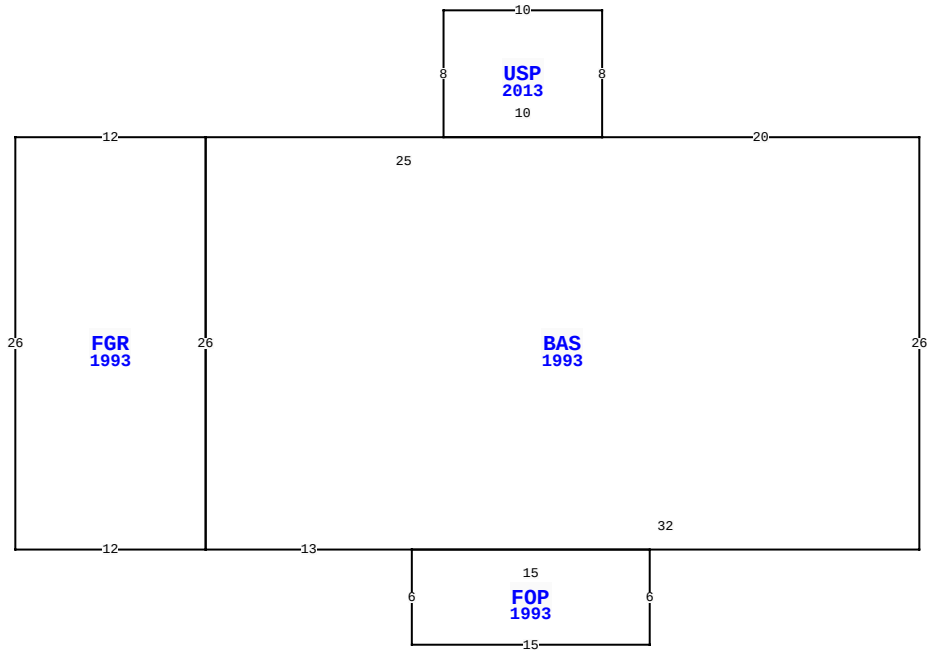
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,170	100	1993	1,170	110,753
FGR	312	55	1993	172	16,282
FOP	90	30	1993	27	2,556
USP	80	30	2013	24	2,272
TOTALS	1,652			1,393	131,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	115.4400	115.44	160,808	1981	1981	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1170 HX Base Yr



856 ROBIN HOOD DR, FERNANDINA BEACH

BLD DATE	02/06/2008 DJ	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	131,863
TOTAL MARKET OB/XF VALUE	1,843
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	313,706
SOH/AGL Deduction	64,179
ASSESSED VALUE	249,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,527
TOTAL JUST VALUE	313,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502186	XFOB	2,550	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1620	11/18/2013	TD	U	I	11	100
GRANTOR: CHAPLIN WILLIAM D TRU						
GRANTEE: DICKERSON DEBORAH T						
1867/0865	7/12/2013	WD	Q	I	02	65,000
GRANTOR: HAIR DALE K & DIANA F						
GRANTEE: CHAPLIN WILLIAM D T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=2013] N8 W10 S8 E10$ W25
FGR=[YR=1993] W12 S26 E12 N26$ S26 E13 FOP=[YR=1993] S6 E15
N6 W15$ E32N26$.

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	0	53	10	570.00	SF	5.20	5.20	100	1981	1981	3	32.5	963	
2	0755	FSP	0	0	22	10	220.00	SF	20.00	20.00	100	1995	1995	3	20	880	

LAND DESCRIPTION

TOTAL OB/XF 1,843

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	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS