LOT 42
SHERWOOD FOREST SUB PB 5/10

HOOD ANN L
348 HOOD LANE
DOWNSVILLE, NY 13755

2025

00-00-30-0640-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

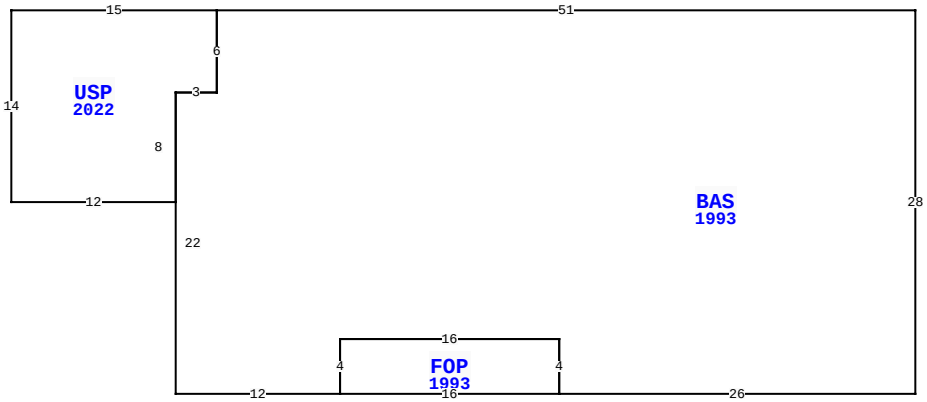
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1993	1,430	170,078
FOP	64	30	1993	19	2,260
USP	186	30	2022	56	6,660
TOTALS	1,680			1,505	178,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	124.5420	124.54	187,433	1978	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1430 HX Base Yr



862 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	178,999
TOTAL MARKET OB/XF VALUE	18,160
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	377,159
SOH/AGL Deduction	49,198
ASSESSED VALUE	327,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,961
TOTAL JUST VALUE	377,159
NCON VALUE	5,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002612	CPT 500 SQ FT	16,050	03/06/2024
5969	REMODEL	2,800	08/31/1989
5371	NEW CONSTR	350	09/16/1988
5098	SWIM POOL	7,300	08/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0351	12/05/2019	WD	Q	I	01	283,000
GRANTOR: GUERRIN JAMES C						
GRANTEE: HOOD ANN L						
2240/1599	11/07/2018	PR	U	I	19	100
GRANTOR: GUERRIN JAMES C P/R						
GRANTEE: GUERRIN JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 USP=[YR=2022] W15 S14 E12 N8 E3 N6$ S6 W3 S22 E12 FOP=[YR=1993] E16 N4 W16 S4 $ N4 E16 S4 E26 N28 $.

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	0812	CONCRETE C	0	0	0	0	1,089.00	SF	4.00	4.00	100	1985	1985	3	44	1,917	
2	0861	POOL GUNIT	0	0	30	16	480.00	SF	85.00	85.00	100	1988	1988	3	20	8,160	
3	0845	KOOL DECK	0	0	0	0	414.00	SF	7.25	7.25	100	1988	1988	3	52	1,561	
4	0810	CONCRETE A	0	0	19	3	57.00	SF	6.50	6.50	100	1995	1995	3	68	252	
5	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	1995	1995	3	68	389	
6	1242	WD DECK A	0	0	0	0	168.00	SF	6.10	6.10	100	2020	2020	3	86	881	
7	0351	CARPORT MT	0	0	25	20	500.00	SF	10.00	10.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 18,160

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 04/22/2024 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS