

LOTS 45 & 46
IN OR 2165/48
SHERWOOD FOREST SUB PB 5/10

RODRIGUEZ MI EUGENE & KIMBERLY G
1425 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	140	15	1993	21	2,500
BAS	1,686	100	1993	1,686	200,697
FCP	297	25	2019	74	8,808
FOP	40	30	1993	12	1,429
FOP	24	30	2007	7	833
FUS	1,312	100	1993	1,312	156,178
FUS	512	100	2019	512	60,947
STP	16	10	2007	2	238
UOP	140	20	1993	28	3,333

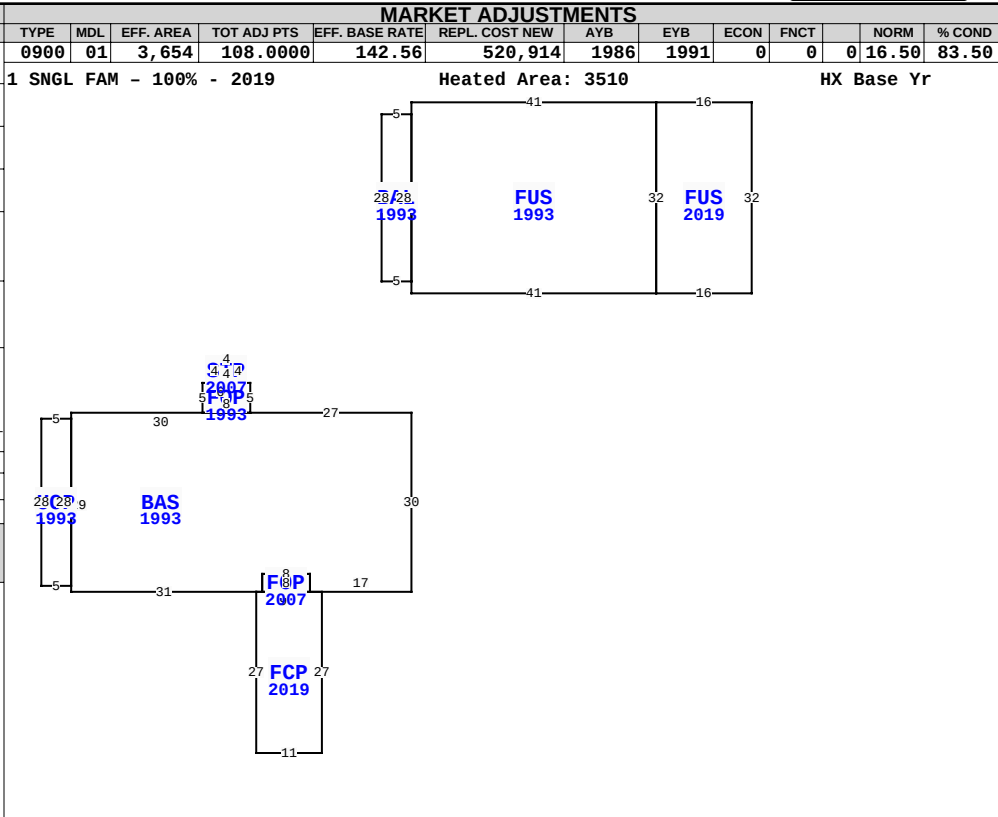
TOTALS	4,167			3,654	434,963
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EXTRA FEATURES

L N	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	1986	1986	3	58	2,030	
2	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	1986	1986	3	20	600	
3	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	1990	1990	3	20	374	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
5	0462	ST/AL FNC	0	100	330	0	1,650.00	SF	10.00	10.00	100	2009	2009	3	52	8,580	
6	0811	CONCRETE B	0	100	0	0	1,604.00	SF	5.20	5.20	100	2018	2018	3	97	8,091	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	170.00	100.00	170.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	306,000							



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

TOTAL OB/XF																	20,539

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		474, 722
TOTAL MARKET OB/XF VALUE		20, 539
TOTAL LAND VALUE - MARKET		306, 000
TOTAL MARKET VALUE		801, 261
SOH/AGL Deduction		101, 360
ASSESSED VALUE		699, 901
TOTAL EXEMPTION VALUE	13	699, 901
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		801, 261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745, 581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801551	GARAGE	41,970	02/13/2018
B1801552	ADDITION	60,978	02/13/2018
B0618054	REPAIR/RRF	4,800	10/31/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2165/0048	12/11/2017	WD U I	30 30,000
GRANTOR: RODRIGUEZ MICHAEL EUG			
GRANTEE: RODRIGUEZ MICHAEL E			
0899/0170	9/09/1999	WD Q I	155,000
GRANTOR: TOMLINSON WILLIAM B &			
GRANTEE: RODRIGUEZ MICHAEL E			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W27 FOP=[YR=1993] N5 W2 STP=[YR=2007] N4 W4 S4 E4\$ W6 S5 E8\$ W30 S1 UOP=[YR=1993] W5 S28 E5 N28\$ S29 E31 FCP=[YR=2019] S27 E11 N27 W2 FOP=[YR=2007] N3 W8 S3 E8\$ W9\$ E1 N3 E8 S3 E17 N30\$ PTR=N20 FUS=[YR=1993] N2 BAL=[YR=1993] W5 N28 E5 S28\$ N30 E41 FUS=[YR=2019] E16 S32 W16 N32\$ S32 W41\$ S20\$.			

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