LOT 47
SHERWOOD FOREST SUB PB 5/10

1444 ROBINHOOD LLC
116 BENSON CT
HURLEY, NY 12443

2025

00-00-30-0640-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

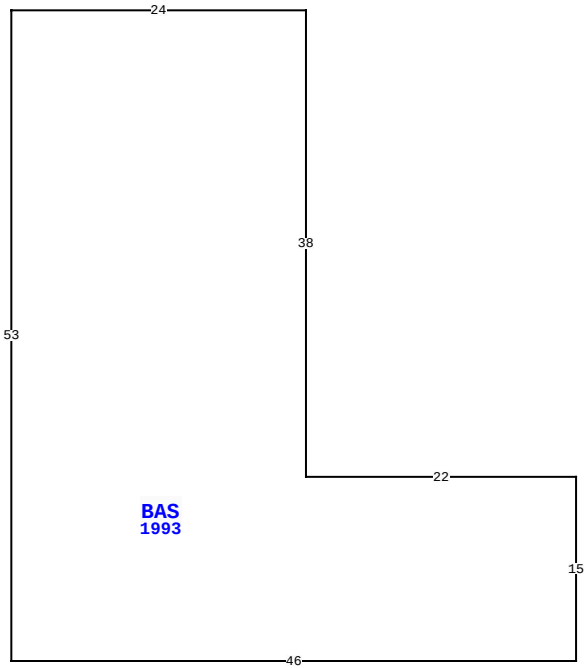
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	02	ROLL COMP 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,602	100	1993	1,602	216,288
TOTALS	1,602			1,602	216,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,602	118.9320	156.99	251,498	1976	1996	0	0	0	14.00	86.00

1 SNGL FAM – 0% - 2023 Heated Area: 1602 HX Base Yr



1444 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	216,288
TOTAL MARKET OB/XF VALUE	2,138
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	398,426
SOH/AGL Deduction	12,390
ASSESSED VALUE	386,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,036
TOTAL JUST VALUE	398,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24173	REMODEL	16,000	12/01/2010
E996447	CHNGE SRVC	0	12/01/1999
6210	CHNGE SRVC	1,050	09/19/1989
5885	REPAIR/RRF	4,000	07/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1620	2/14/2022	WD	Q	I	01	405,000
GRANTOR: IGOU CHRISTOHER KEITH						
GRANTEE: 1444 ROBINHOOD LLC						
2243/1873	12/14/2018	WD	Q	I	01	252,000
GRANTOR: SUTTERBY SILAS M						
GRANTEE: IGOU CHRISTOPHER KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S53 E46 N15 W22 N38$.

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	0803	ASPHALT C	0	0	0	0	1,330.00	SF	2.00	2.00	100	1976	1976	3	50	1,330	
2	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	1976	1976	3	26	808	

LAND DESCRIPTION

TOTAL OB/XF 2,138

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	109.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 02/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS