LOT 49
SHERWOOD FOREST SUB PB 5/10

HOLDEN STUART W
1468 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

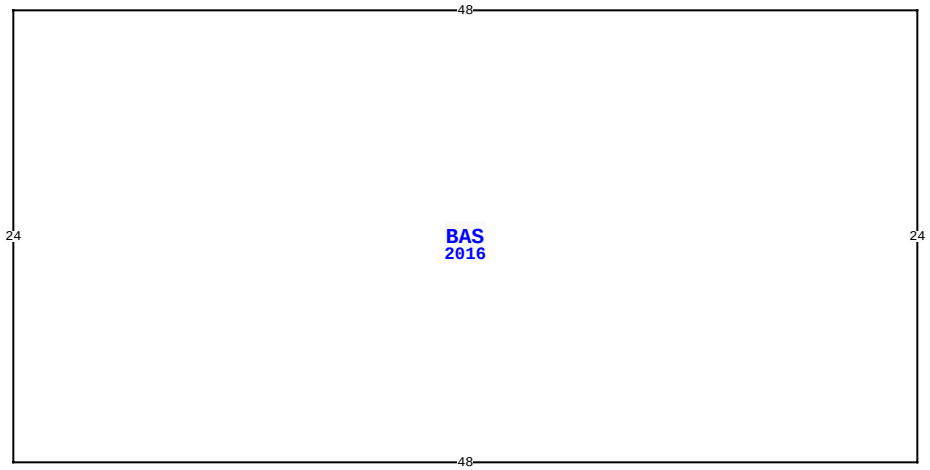
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2016	1,152	88,598
TOTALS	1,152			1,152	88,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	156.0000	132.60	152,755	1995	2007	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



1468 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	88,598
TOTAL MARKET OB/XF VALUE	3,321
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	271,919
SOH/AGL Deduction	99,458
ASSESSED VALUE	172,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,461
TOTAL JUST VALUE	271,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH130108	CO ISSUED	0	12/07/2016
E1326505	NEW CONSTR	0	08/01/2013
MH130108	MH MOVE-ON	0	08/01/2013
P1316764	NEW CONSTR	0	08/01/2013
MH3494	MH MOVE-ON	2,000	05/01/2001
B0108136	DEMOLITION	2,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/141	6/12/2025	QC	U	I	11	100
GRANTOR: HOLDEN JOHN D & MARGA						
GRANTEE: HOLDEN STUART W						
2092/0251	12/09/2016	WD	U	I	11	100
GRANTOR: BRECAN ENTERPRISES IN						
GRANTEE: HOLDEN JOHN D & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S24 E48 N24$.

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	1,124.00	SF	4.00	4.00	100	1977	1977	3	27	1,214	
2	0350	CARPORT WD	0	0	18	19	342.00	SF	13.00	13.00	100	1976	1976	3	20	889	
3	0940	SHEDS/PORT	0	0	19	5	95.00	SF	30.00	30.00	100	1976	1976	3	20	570	
4	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2014	2014	3	60	480	
5	1242	WD DECK A	0	0	4	7	28.00	SF	10.00	10.00	100	2014	2014	3	60	168	

LAND DESCRIPTION

TOTAL OB/XF 3,321

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	000200	C	MBL HM SUB	0		RM	100.00	119.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS