LOT 51
IN OR 1991/723
SHERWOOD FOREST SUB PB 5/10

DONALDSON DANIEL B & LORI M
1482 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

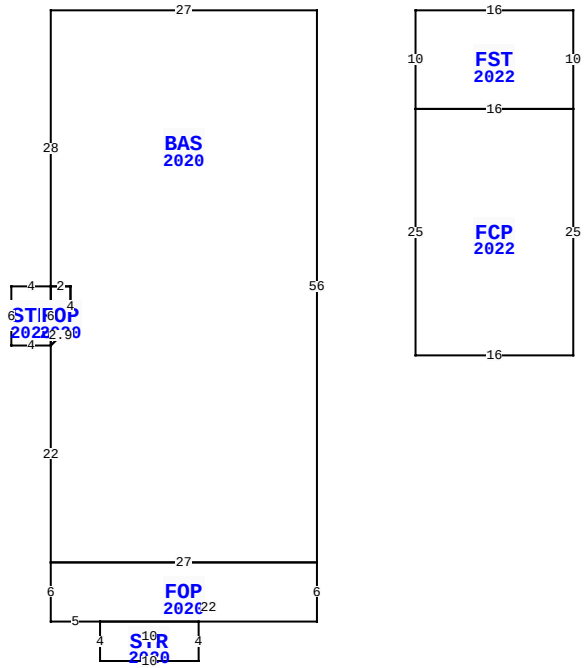
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,502	100	2020	1,502	165,227
FCP	400	25	2022	100	11,000
FOP	10	30	2020	3	330
FOP	162	30	2020	49	5,390
FST	160	55	2022	88	9,681
STR	24	10	2020	2	220
STR	40	10	2020	4	440
TOTALS	2,298			1,748	192,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,748	124.0850	111.68	195,217	2020	2020	0	0	0	1.50	98.50

3 SFR MODULR – 100% - 2025 Heated Area: 1502 HX Base Yr 2025



1482 ROBIN HOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		192,289
TOTAL MARKET OB/XF VALUE		4,479
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		376,768
SOH/AGL Deduction		0
ASSESSED VALUE		376,768
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		326,046
TOTAL JUST VALUE		376,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2110887	ADDITION	0	10/01/2021
19012640	MODULAR	0	12/11/2019
B1632092	DEMOSHED	0	04/01/2016
B1327538	DEMOLITION	500	08/01/2013
B960525	REPAIR/RRF	1,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/0723	7/15/2015	WD	Q	I	02	50,000
GRANTOR: TESTAMENTARY TRUST FO						
GRANTEE: DONALDSON DANIEL B						
1699/0859	6/28/2010	WD	U	I	11	100
GRANTOR: CORDLE BRIAN S P/R						
GRANTEE: CORDLE BRIAN S TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 S28 STR=[YR=2020] W4 S6 E4FOP=[YR=2020] U2 R2 N4 W2 S6 $ N6 $ E2 S4 D2 L2 S22 FOP=[YR=2020] S6 E5 STR=[YR=2020] S4 E10 N4 W10 $ E22 N6 W27 $ E27 N56 $ PTR=E10 FST=[YR=2022] E16 S10 FCP=[YR=2022] S25 W16 N25 E16$ W16 N10$ W10$.

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	100	0	0	704.00	SF	5.20	5.20	100	2020	2020	3	98	3,588	
2	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2022	2022	3	99	891	

LAND DESCRIPTION

TOTAL OB/XF 4,479

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	100		RM	100.00	127.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 07/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS