

LOT 84
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

ROBINSON PROPERTY INVESTMENT LLC
942440 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

44-2N-27-1003-0084-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 60			
Interior Floor	14	CARPET 40			
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	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4086.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	2021	1,631	218,677
FGR	483	55	2021	266	35,664
FOP	120	30	2021	36	4,826
FOP	189	30	2021	57	7,643
TOTALS	2,423			1,990	266,811

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,990	102.5962	135.43	269,506	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 0% - 2025				Heated Area: 1631				HX Base Yr			
BLD DATE			03/21/2023			NW			LGL DATE		
XF DATE									LAND DATE		