IN OR 2126/1

THORN WILLIAM HUGH & AMY C
869 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2025

44-3N-28-0000-0001-0300

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

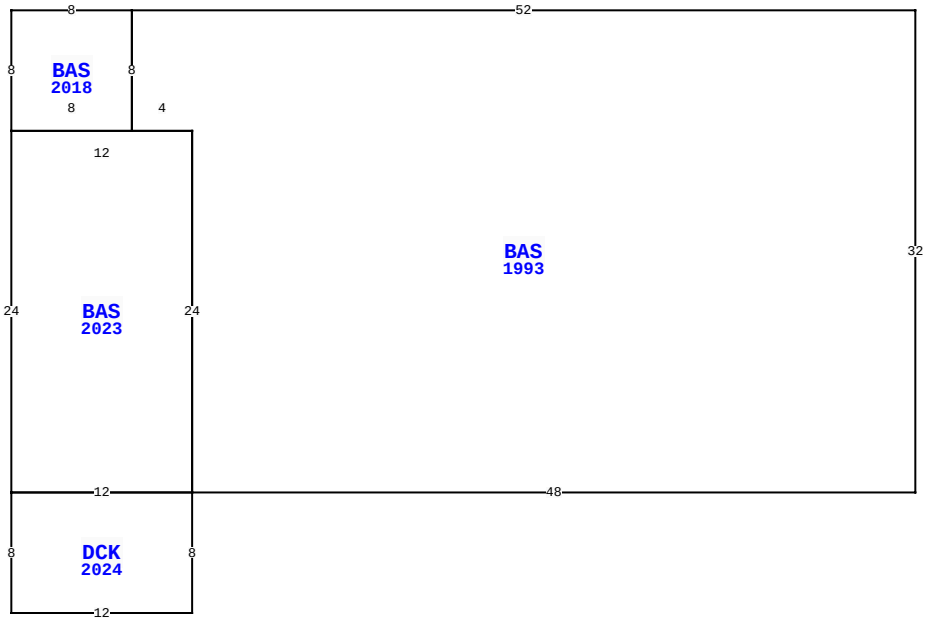
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	58,392
BAS	64	100	2018	64	2,383
BAS	288	100	2023	288	10,725
DCK	96	10	2024	10	372
TOTALS	2,016			1,930	71,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	1,930	93.1000	93.10	179,683	1982	1982	0	0	40	21.00	40.00

1 SINGLE FAM – 0% - 0 Heated Area: 1920 HX Base Yr



96575 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,548
TOTAL MARKET OB/XF VALUE	1,186
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	168,734
SOH/AGL Deduction	27,557
ASSESSED VALUE	141,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,177
TOTAL JUST VALUE	168,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E174390	CHNGE SRVC	0	07/01/2017
3922	GARAGE	13,800	03/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0001	6/09/2017	SW	U	I	12	62,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: THORN WILLIAM HUGH						
2095/1681	1/23/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W52 S8 E4 S24 E48 N32 $
BAS=[YR=2023;ORIG=-60,8] S24 E12 N24 W12 $
BAS=[YR=2018;ORIG=-52,0] W8 S8 E8 N8 $
DCK=[YR=2024;ORIG=-60,32] E12 S8 W12 N8 $
.

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	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	1982	1982	3	35	328	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	1,750.00	1,750.00	100	1982	1982	3	49	858	

LAND DESCRIPTION

TOTAL OB/XF 1,186

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/07/2023 BY DJ Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

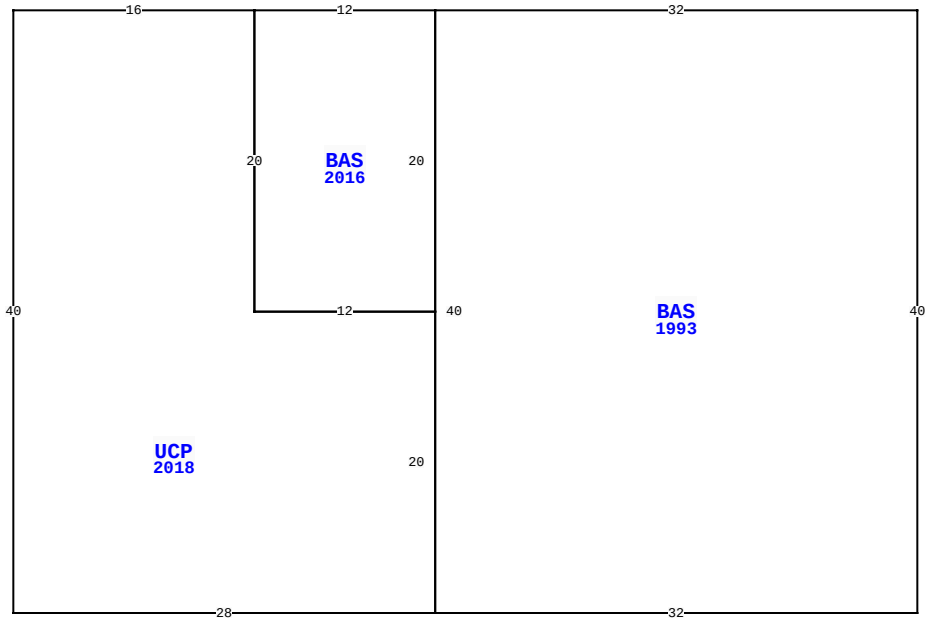
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	02	MIN PLYWD 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	8,056
BAS	240	100	2016	240	1,511
UCP	880	20	2018	176	1,108
TOTALS	2,400			1,696	10,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	1,696	56.7000	20.98	35,582	1987	1987	0	0	20	50.00	30.00

2 GARAGE RES – 0% - 0 Heated Area: 1520 HX Base Yr



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GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2016] W12 UCP=[YR=2018] W16 S40 E28 N20 W12 N20$ S20 E12 N20$ S40 E32 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/07/2023 BY DJ Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS