LOT 28
SHERWOOD FOREST SUB
PB 5/10

BEALE JAMES WILLIAM JR/FIELDS JAMES D
86121 LIVING WATERS RUN
YULEE, FL 32097

2026

00-00-30-0640-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1433 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	165,750
TOTAL MARKET VALUE	171,750
SOH/AGL Deduction	0
ASSESSED VALUE	171,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,750
TOTAL JUST VALUE	171,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94013	MH MOVE-ON	5,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/712	12/17/2025	WD	Q	I	01	175,000
GRANTOR: QUATTLEBAUM KENNETH &						
GRANTEE: BEALE JAMES WILLIAM						
0696/0568	1/12/1994	WD	U	V	09	20,500
GRANTOR: DAVIS TRAVIS & CAROLY						
GRANTEE: QUATTLEBAUM KENNETH						

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	85.00	100.00	85.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	165,750							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/09/2026 BY SYS