



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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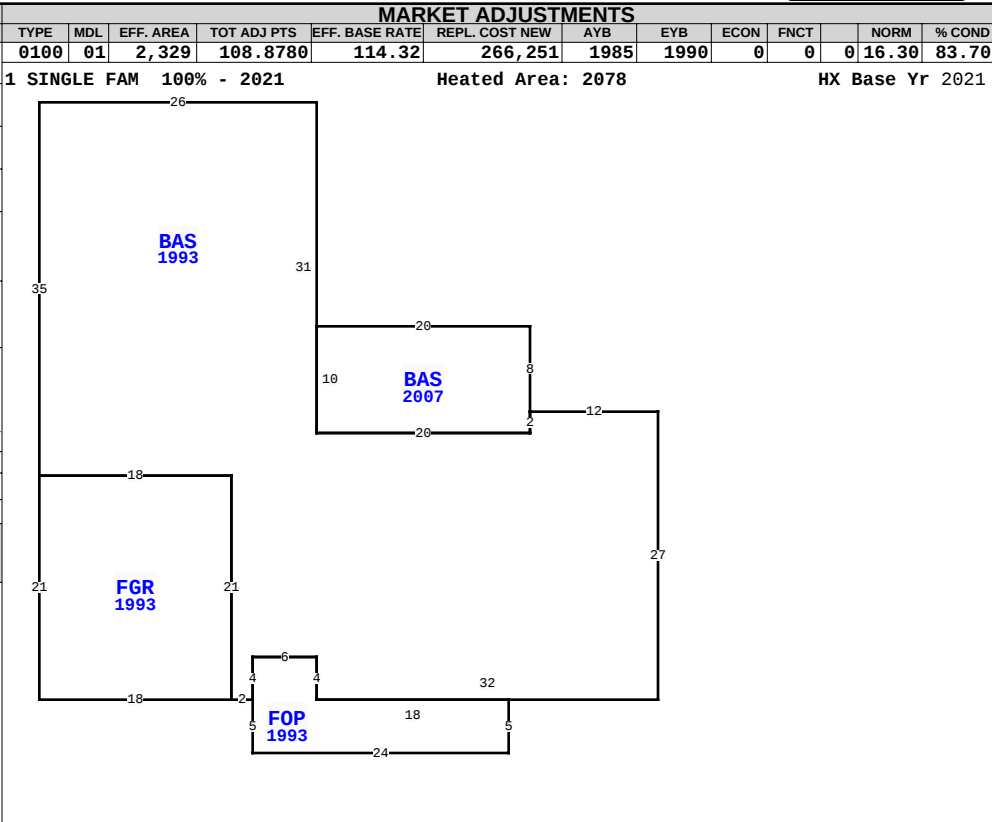
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1993	1,878	179,698
BAS	200	100	2007	200	19,137
FGR	378	55	1993	208	19,903
FOP	144	30	1993	43	4,115

TOTALS	2,600			2,329	222,852
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	1242	WD DECK A	0	100	0	0	434.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	150.00	106.00	150.00

REVIEW DATE	01/01/2023	BY	CD
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869 ROBIN HOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/04/2026
	INC DATE		AG DATE	MLU

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	
5	1242	WD DECK A	0	100	0	0	434.00	SF	10.00	10.00	100	1987	1987	3	20	868	

TOTAL OB/XF												45,258	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
RM	150.00	106.00	150.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	292,500		

Total Acres: 0.00	Total Land Value: 292,500	Market: 0	Agricultural: 0	Common: 292,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										230,459	
TOTAL MARKET OB/XF VALUE										45,258	
TOTAL LAND VALUE - MARKET										292,500	
TOTAL MARKET VALUE										568,217	
SOH/AGL Deduction										269,217	
ASSESSED VALUE										299,000	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										247,589	
TOTAL JUST VALUE										568,217	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										505,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4130	N/A	7,200	05/29/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2374/1102	7/09/2020	WD	U	I	11	100	
GRANTOR: GLISSON DAWN L L/E							
GRANTEE: THORN WILLIAM H & A							
2342/0387	2/26/2020	LE	U	I	11	100	
GRANTOR: GLISSON DAWN L & THEM							
GRANTEE: THEM THAT TRUST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 BAS=[YR=2007] N8 W20 S10 E20 N2\$ S2 W20 N31 W26 S35 FGR=[YR=1993] S21 E18 N21 W18\$ E18 S21 E2 FOP=[YR=1993] S5 E24 N5 W18 N4 W6 S4\$ N4 E6 S4 E32 N27\$.									

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

00-00-30-0640-0032-0000

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