LOT 36
SHERWOOD FOREST SUB PB 5/10

EPSTEIN JONATHAN ANDREW
835 ROBINHOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0640-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	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	0	0 100
Units		0 100
Quality	06	Quality Level 06

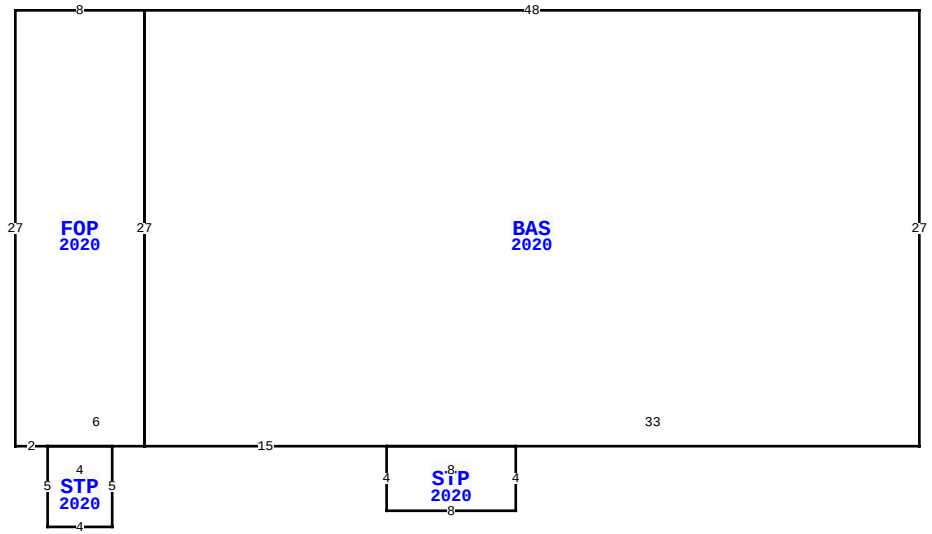
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2020	1,296	164,713
FOP	216	30	2020	65	8,261
STP	20	10	2020	2	254
STP	32	10	2020	3	381
TOTALS	1,564			1,366	173,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,366	151.8400	136.66	186,678	2020	2020	0	0	0	7.00	93.00

2 M/H 94+ 100% - 2021 Heated Area: 1296 HX Base Yr 2021



835 ROBIN HOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		173,611
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		276,900
TOTAL MARKET VALUE		450,511
SOH/AGL Deduction		204,125
ASSESSED VALUE		246,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,975
TOTAL JUST VALUE		450,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000626	CO ISSUED	0	01/22/2020
19011296	NEW CONSTR	0	10/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2359/1336	4/30/2020	WD	Q	I	02	255,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: EPSTEIN JONATHAN AN						
2127/0390	6/16/2017	WD	Q	V	01	63,000
GRANTOR: FIDLER DEBORA D ET AL						
GRANTEE: SIMMONS 9 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 FOP=[YR=2020] W8 S27 E2 STP=[YR=2020] S5 E4 N5 W4$ E6 N27$ S27 E15 STP=[YR=2020] S4 E8 N4 W8$ E33 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000200	C	MBL HM SUB	100		RM	90.00	142.00	142.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	276,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 276,900 Market: 0 Agricultural: 0 Common: 276,900 PRINTED 07/09/2026 BY SYS