

LOTS 45 & 46
IN OR 2165/48
SHERWOOD FOREST SUB PB 5/10

RODRIGUEZ MI EUGENE & KIMBERLY G
1425 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0640-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	140	15	1993	21	2,617
BAS	1,686	100	1993	1,686	210,075
FCP	297	25	2019	74	9,220
FOP	40	30	1993	12	1,495
FOP	24	30	2007	7	872
FUS	1,312	100	1993	1,312	163,474
FUS	512	100	2019	512	63,795
STP	16	10	2007	2	249
UOP	140	20	1993	28	3,488

TOTALS	4,167			3,654	455,287
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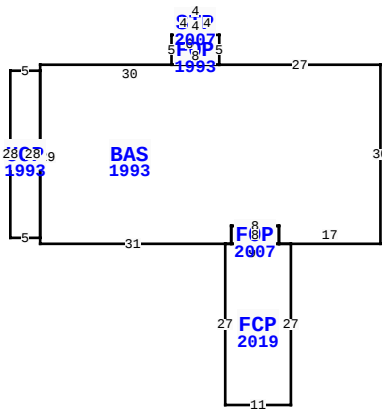
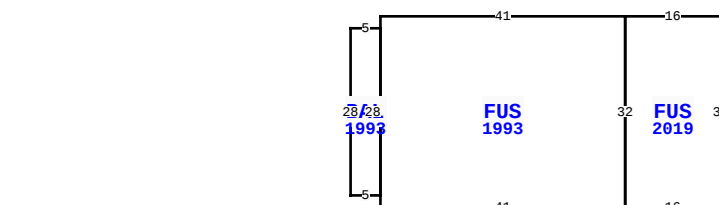
EXTRA FEATURES

L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	1986	1986	3	20	600	
3	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	1990	1990	3	20	374	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RM	170.00	100.00	170.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	331,500							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,654	108.0000	150.12	548,538	1986	1991	0	0	0	17.00	83.00	
1 SNGL FAM 100% - 2019 Heated Area: 3510 HX Base Yr													



1425 ROBIN HOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/04/2026
	INC DATE		AG DATE	MLU

L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	1986	1986	3	20	600	
3	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	1990	1990	3	20	374	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	

TOTAL OB/UF 3,798

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1	000100	C	RES	100		RM	170.00	100.00	170.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	331,500							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE		496,804
TOTAL MARKET OB/UF VALUE		3,798
TOTAL LAND VALUE - MARKET		331,500
TOTAL MARKET VALUE		832,102
SOH/AGL Deduction		113,304
ASSESSED VALUE		718,798
TOTAL EXEMPTION VALUE	13	718,798
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		832,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		801,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801551	GARAGE	41,970	02/13/2018
B1801552	ADDITION	60,978	02/13/2018
B0618054	REPAIR/RRF	4,800	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0048	12/11/2017	WD	U	I	30	30,000
GRANTOR: RODRIGUEZ MICHAEL EUG						
GRANTEE: RODRIGUEZ MICHAEL E						
0899/0170	9/09/1999	WD	Q	I		155,000
GRANTOR: TOMLINSON WILLIAM B &						
GRANTEE: RODRIGUEZ MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FOP=[YR=1993] N5 W2 STP=[YR=2007] N4 W4 S4 E4\$ W6 S5 E8\$ W30 S1 UOP=[YR=1993] W5 S28 E5 N28\$ S29 E31 FCP=[YR=2019] S27 E11 N27 W2 FOP=[YR=2007] N3 W8 S3 E8\$ W9\$ E1 N3 E8 S3 E17 N30\$ PTR=N20 FUS=[YR=1993] N2 BAL=[YR=1993] W5 N28 E5 S28\$ N30 E41 FUS=[YR=2019] E16 S32 W16 N32\$ S32 W41\$ S20\$.

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[illegible]

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
	2018	
	900	
	35,815	
TOTALS	900	900 35,815

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	11	900	109.7280	42.79	38,511	2018	2018	0	0	7.00	93.00
3 GARAGE RES		100% - 2019		Heated Area: 900				HX Base Yr			
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