LOT 49
SHERWOOD FOREST SUB PB 5/10

HOLDEN STUART W
1468 ROBIN HOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0640-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

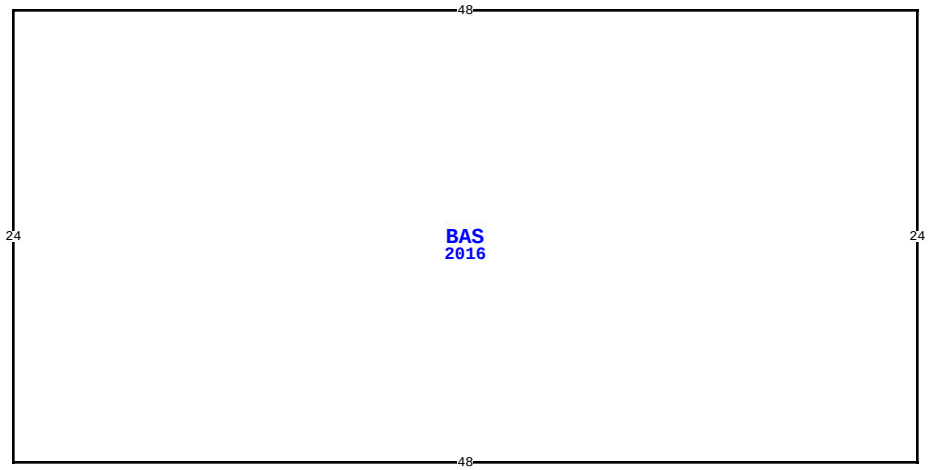
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2016	1,152	90,575
TOTALS	1,152			1,152	90,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	156.0000	140.40	161,741	1995	2007	0	0	0	44.00	56.00

2 M/H 94+ 100% - 2026 Heated Area: 1152 HX Base Yr 2026



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		90,575
TOTAL MARKET OB/XF VALUE		2,053
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		287,628
SOH/AGL Deduction		0
ASSESSED VALUE		287,628
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,217
TOTAL JUST VALUE		287,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH130108	CO ISSUED	0	12/07/2016
E1326505	NEW CONSTR	0	08/01/2013
MH130108	MH MOVE-ON	0	08/01/2013
P1316764	NEW CONSTR	0	08/01/2013
MH3494	MH MOVE-ON	2,000	05/01/2001
B0108136	DEMOLITION	2,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/141	6/12/2025	QC	U	I	11	100
GRANTOR: HOLDEN JOHN D & MARGA						
GRANTEE: HOLDEN STUART W						
2092/0251	12/09/2016	WD	U	I	11	100
GRANTOR: BRECAN ENTERPRISES IN						
GRANTEE: HOLDEN JOHN D & MAR						

1468 ROBIN HOOD DR, FERNANDINA BEACH

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

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	0350	CARPORT WD	0	100	18	19	342.00	SF	13.00	13.00	100	1976	1976	3	20	889	
3	0940	SHEDS/PORT	0	100	19	5	95.00	SF	30.00	30.00	100	1976	1976	3	20	570	
4	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2014	2014	3	55	440	
5	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	2014	2014	3	55	154	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,053

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	100.00	119.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS