BLOCK 3 LOT 8
IN OR 1966/1875
R236053 & R236052

JOHNSON MATTHEW BRANDON
1467 ROBIN HOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

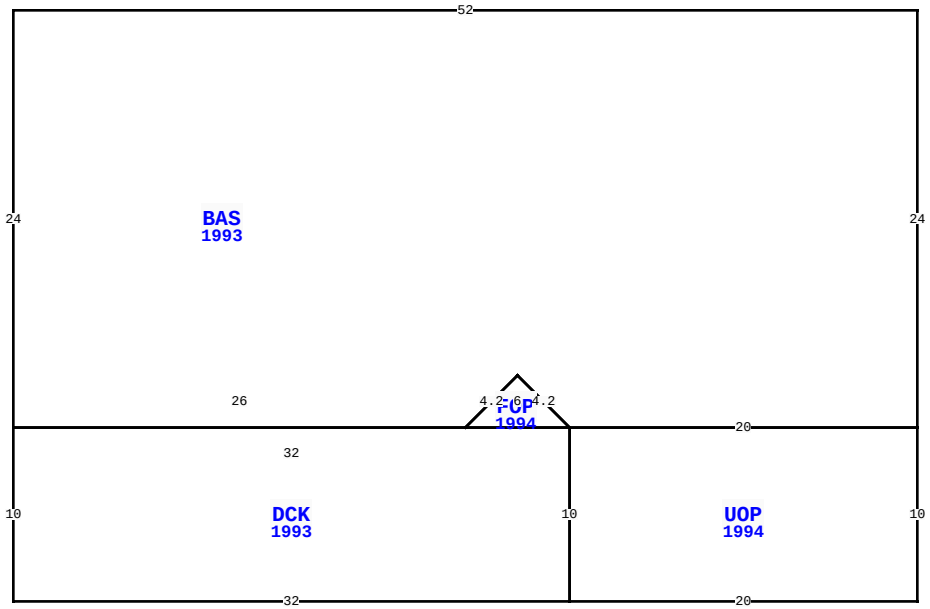
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,239	100	1993	1,239	44,206
DCK	320	15	1993	48	1,713
FOP	9	30	1994	3	107
UOP	200	25	1994	50	1,784
TOTALS	1,768			1,340	47,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,340	139.9200	118.93	159,366	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1239 HX Base Yr



95398 PLUM LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,810
TOTAL MARKET OB/XF VALUE	23,775
TOTAL LAND VALUE - MARKET	110,200
TOTAL MARKET VALUE	181,785
SOH/AGL Deduction	77,087
ASSESSED VALUE	104,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,698
TOTAL JUST VALUE	181,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/1875	1/09/2015	WD	Q	I	01	55,500
GRANTOR: GRAY RONALD E & KAREN						
GRANTEE: JOHNSON MATTHEW BRA						
0678/1538	4/13/2993	WD	U	I	10	11,000
GRANTOR: GRIFFIS LEO B						
GRANTEE: GRAY RONALD & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 DCK=[YR=1993] S10 E32 UOP=[YR=1994] E20 N10 W20 S10$ N10 FOP=[YR=1994] U3 L3 D3 L3 E6$ W32$ E26 U3 R3 D3 R3 E20 N24$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2010	2010	3	52	7,280	
3	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	2010	2010	3	52	2,496	
4	0681	POLE SHED	0	0	31	31	961.00	SF	15.00	15.00	100	2019	2019	3	84	12,109	

LAND DESCRIPTION

TOTAL OB/XF 23,775

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	0005	OR	0.00	0.00	1.16	AC		1.00	1.00	0.95	100,000.00	95,000.00	110,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.16 Total Land Value: 110,200 Market: 0 Agricultural: 0 Common: 110,200 PRINTED 07/09/2026 BY SYS