

NOTTINGHAM FERNANDINA MHP LLC
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

00-00-30-0640-0001-0000

[illegible]

LOTS 1 & 2
IN OR 2249/956
1969 CRMSW/MH 1974 CHMP SW/MH

NOTTINGHAM FERNANDINA MHP LLC
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

2023

00-00-30-0640-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		04	PLYWOOD 100	
Interior Floo		14	CARPET 90	
Interior Floo		08	SHT VINYL 10	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Bedrooms		02	0 100	
Bathrooms			0 100	
Frame			WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
Quality		03	Quality Level 03	
DOR CODE		2800	PARKING/MH LOT	
MAP NUM			MKT AREA	02
NEIGHBORHOOD/LOC		2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	16,195
PTO	24	5	1	24
USP	216	50	108	2,603
TOTALS	912		781	18,822

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	781	80.6000	52.39	40,917	1974	1999	0	0	0	54.00	46.00
2 M/H 93- - 0% - 0												
Heated Area: 672 HX Base Yr												
12 56 12 25 31 18 2 12 18 2 BAS 1995 USP 1993 T 1993												
813 NOTTINGHAM DR, FERNANDINA BEACH												
BLD DATE 11/25/2014 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY						PAGE 2 of 5		8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE			83,360					
TOTAL MARKET OB/XF VALUE			14,510					
TOTAL LAND VALUE - MARKET			200,000					
TOTAL MARKET VALUE			297,870					
SOH/AGL Deduction			0					
ASSESSED VALUE			297,870					
TOTAL EXEMPTION VALUE			0					
BASE TAXABLE VALUE			297,870					
TOTAL JUST VALUE			297,870					
NCON VALUE			0					
INCOME VALUE								
PREVIOUS YEAR MKT VALUE			277,610					

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

MOD METAL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

1204080104102100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

032800PARKING/MH LOT2002.00

AREATOTALGROSSAREA

PCTOFBASE

TOTADJAREA

SUBAREAMARKETVALUE

BAS67210067218,686

TOTALS67267218,686

EXTRA FEATURES

813 NOTTINGHAM DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% COND TOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/23/2019BYDJATotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

08200267293.000060.4540,622196519990054.0046.00

Heated Area: 672HX Base Yr

BAS1995

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE83,360

TOTAL MARKET OB/XF VALUE14,510

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE297,870

SOH/AGL Deduction0

ASSESSED VALUE297,870

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE297,870

TOTAL JUST VALUE297,870

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE277,610

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

2249/09561/15/2019WDQI01320,000

GRANTOR: SURFSIDE HAVEN INC

GRANTEE: NOTTINGHAM FERNANDI

0927/02764/05/2000WDUI0552,000

GRANTOR: LONG DAVID & THERESA

GRANTEE: SURFSIDE HAVEN INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12 \$.

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