LOT 12
PT OR 2257/1816
SHERWOOD FOREST SUB PB 5/10

GALLUP MARILYN
870 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0640-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

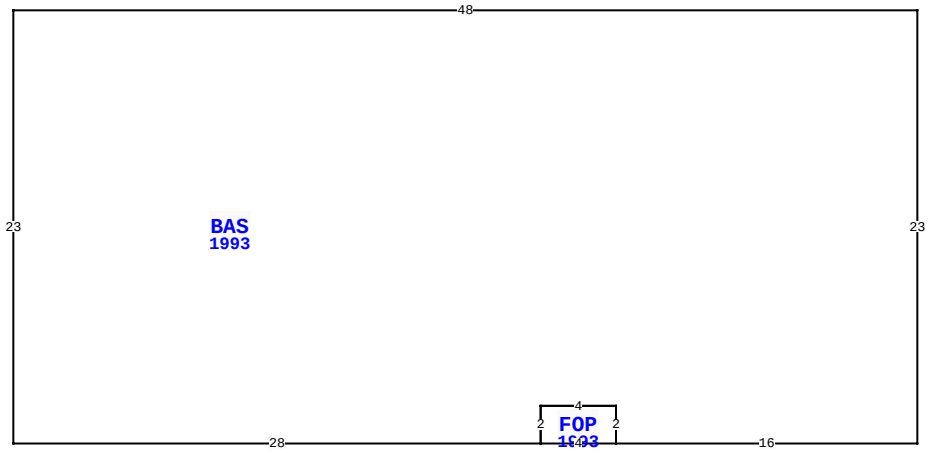
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100	1,096	24,706
FOP	8	30	2	45
TOTALS	1,104		1,098	24,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,098	115.6000	75.14	82,504	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1096 HX Base Yr



884 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	24,751
TOTAL MARKET OB/XF VALUE	5,351
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	150,102
SOH/AGL Deduction	74,085
ASSESSED VALUE	76,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,017
TOTAL JUST VALUE	150,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/1816	12/11/2018	QC	U	I	11	100
GRANTOR: GALLUP WILLIAM F						
GRANTEE: GALLUP MARILYN						
0685/1163	7/27/1993	WD	U	V	07	100
GRANTOR: O'STEEN HAROLD S						
GRANTEE: GALLUP WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E28 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E16 N23$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080	
2	0812	CONCRETE C	0	0	0	0	1,483.00	SF	4.00	4.00	100	1995	1995	3	72	4,271	

LAND DESCRIPTION

TOTAL OB/XF 5,351

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	000102	C	SFR/MH	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS