

LOT 17 & W1/2 OF LOT 18
SHERWOOD FOREST SUB PB 5/10

CROOM CONNIE REVOCABLE TRUST/CROOM CONNIE TRUSTEE
2062 VILLAGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0640-0017-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	20	FACE BRICK 60	0820	02	1,167	115.6000	75.14	87,688	1972	1972	0	0	0	70.00	30.00	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 40	1 M/H 93- - 0% - 0													Heated Area: 1020 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY													
Roof Cover	03	COMP SHNGL 100														Tax Group: 8 Tax Dist:													
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 26,306													
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE 7,183													
Interior Floo	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET 135,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 168,489													
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0													
Bedrooms	2	100														ASSESSED VALUE 168,489													
Bathrooms	1.5	100														TOTAL EXEMPTION VALUE 0													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 168,489													
Stories	1.	1. 100	TOTAL JUST VALUE 168,489																										
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 164,289																
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	900	100	900	20,288																									
BAS	120	100	120	2,705																									
UCP	176	20	35	789																									
UCP	120	20	24	541																									
USP	176	50	88	1,984																									
TOTALS 1,492 1,167 26,306																													
EXTRA FEATURES															SALES DATA														
1458 NOTTINGHAM DR, FERNANDINA BEACH															OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE														
															2475/1808 6/22/2021 QC U I 11 100														
															GRANTOR: CROOM CONNIE														
															GRANTEE: CROOM CONNIE REVOCA														
															2435/0350 2/18/2021 WD Q I 02 171,000														
															GRANTOR: JARMAN VERONICA														
															GRANTEE: CROOM CONNIE														
															BUILDING NOTES														
															BUILDING DIMENSIONS														
															BAS=[YR=1993] W23 UCP=[YR=2007] N12 W10 S12 E10\$ W10 N12 W16														
															BAS=[YR=2004] W10 S12 E10 N12\$ S12 W10 S12 E23 USP=[YR=2004]														
															S11 E16 UCP=[YR=1993] E16 N11 W16 S11\$ N11 W16\$ E36 N12\$.														
LAND DESCRIPTION															TOTAL OB/XF 7,183														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	100.00	150.00	FF		1.00	1.00	0.75	1,200.00	900.00	135,000												
REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																													