E 1/2 OF LOT 18 & ALL LOT 19
IN OR 2199/400
R107087 & R107088

DAVIS WILLIAM R & MICHELLE L
5081 OXFORD ROAD
YORK SPRINGS, PA 17372

2023

00-00-30-0640-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

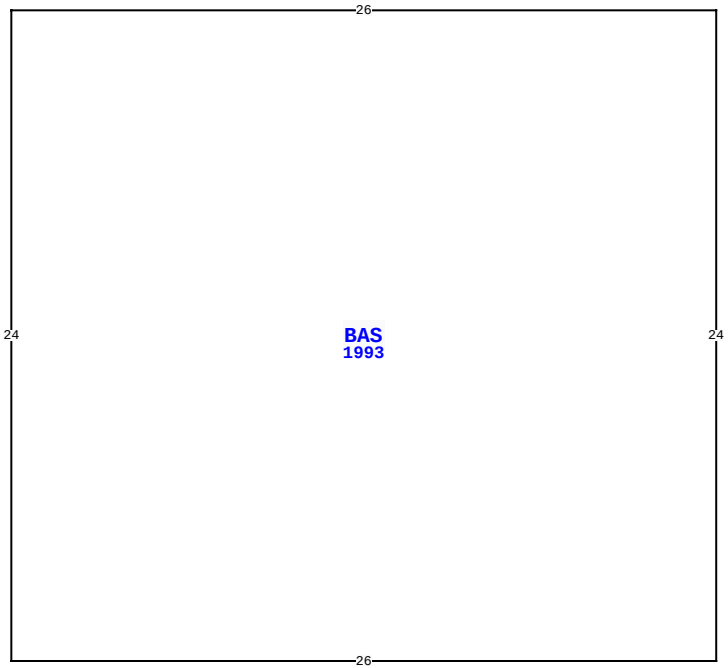
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	4,696
TOTALS	624		624	4,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	43.0000	15.05	9,391	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 624 HX Base Yr



1462 NOTTINGHAM DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	4,696
TOTAL MARKET OB/XF VALUE	4,115
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	143,811
SOH/AGL Deduction	22,258
ASSESSED VALUE	121,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,553
TOTAL JUST VALUE	143,811
NCON VALUE	4,115
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004433	CO ISSUED	0	04/05/2023
22005009	NEW CONSTR	96,928	03/31/2022
B1801804	DEMOLITION	0	02/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/0400	5/24/2018	WD	Q	I	02	90,000
GRANTOR: KEISER JODY D & JENNI						
GRANTEE: DAVIS WILLIAM R & M						
0978/1384	4/02/2001	WD	U	I	01	100
GRANTOR: KEISER JODY D & JENNI						
GRANTEE: KEISER JODY D & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 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
7	0811	CONCRETE B	0	0	0	0	1,522.00	SF	5.20	5.20	100	1986	1986	3	52	4,115	

LAND DESCRIPTION

TOTAL OB/XF 4,115

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	000001	C	V RS W/XFOB	0		RM	150.00	100.00	150.00	FF		1.00	1.00	0.75	1,200.00	900.00	135,000							

REVIEW DATE 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS