LOTS 55 & 56
OR 869/801
FIVE POINTS 2 PB 3/35

BEASLEY NANCY/CARTER AUBREY C ET AL
1487 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

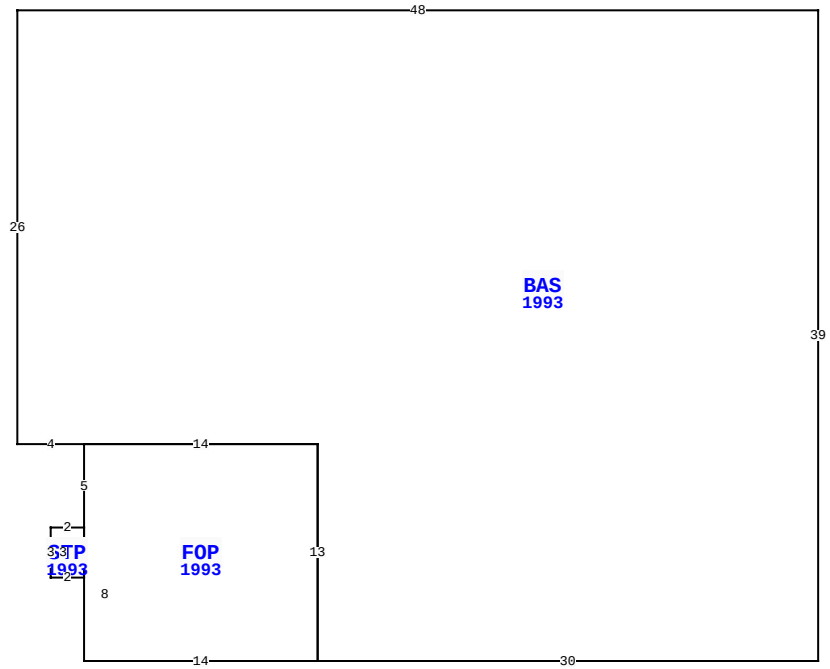
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1,638	122,473
FOP	182	30	55	4,113
STP	6	10	1	75
TOTALS	1,826		1,694	126,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	99.0000	94.05	159,321	1957	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 25% - 2024 Heated Area: 1638 HX Base Yr 2024



1487 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		126,660
TOTAL MARKET OB/XF VALUE		1,723
TOTAL LAND VALUE - MARKET		228,000
TOTAL MARKET VALUE		356,383
SOH/AGL Deduction		0
ASSESSED VALUE		356,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,383
TOTAL JUST VALUE		356,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1663	9/29/2023	WD	U	I	11	100
GRANTOR: BROUCKE ADA M						
GRANTEE: BROWN MARIE C TRUST						
0869/0801	2/25/1999	WD	U	I	18	100
GRANTOR: CARTER REBA						
GRANTEE: CARTER REBA L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 E4 FOP=[YR=1993] S5 STP=[YR=1993] W2 S3 E2 N3$ S8 E14 N13 W14$ E14 S13 E30 N39$.

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	0850	PEBBLE WLK	0	25	0	0	109.00	SF	3.50	3.50	100	1985	1985	3	47	179	
2	0504	FP-ELECTRI	0	25	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
3	1242	WD DECK A	0	25	24	8	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,723

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	SFR	25		RM	190.00	147.00	190.00	FF		1.00	1.00	0.75	1,600.00	1,200.00	228,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 228,000 Market: 0 Agricultural: 0 Common: 228,000 PRINTED 08/06/2024 BY SYS