LOT 3
SHERWOOD FOREST SUB PB 5/10

MITCHELL DONNA J LIVING TRUST
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0003-0000

BUILDING CHARACTERISTICS

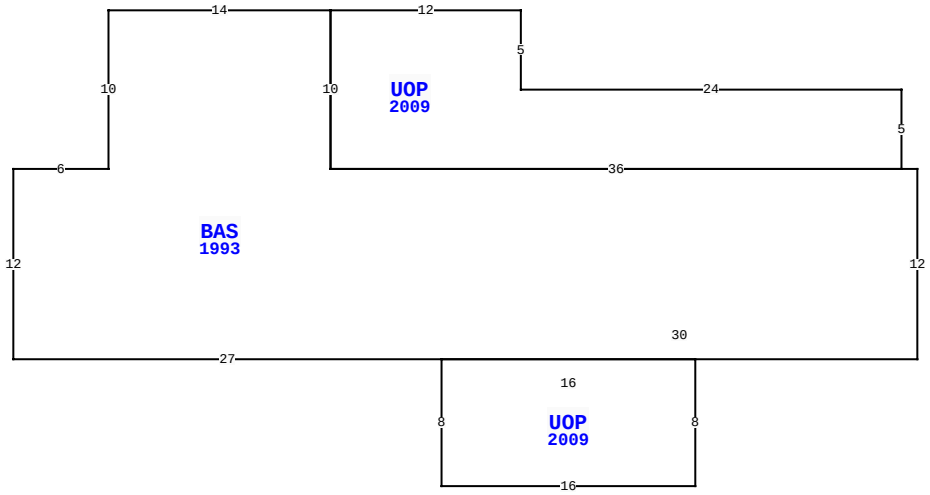
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	824	100	824	20,107
UOP	128	25	32	781
UOP	240	25	60	1,464
TOTALS	1,192		916	22,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	916	116.2000	81.34	74,507	1969	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 824 HX Base Yr



861 NOTTINGHAM DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	22,352
TOTAL MARKET OB/XF VALUE	4,009
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	186,361
SOH/AGL Deduction	0
ASSESSED VALUE	186,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,361
TOTAL JUST VALUE	186,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/668	7/01/2023	WD	U	I	11	100
GRANTOR: SURFSIDE HAVEN INC						
GRANTEE: MITCHELL DONNA J LI						
1285/1153	1/04/2005	WD	U	I	23	25,000
GRANTOR: JONES JOSEPH MICHAEL						
GRANTEE: SURFSIDE HAVEN INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=2009] N5 W24 N5 W12 S10 E36$ W36 N10 W14 S10 W6 S12 E27 UOP=[YR=2009] S8 E16 N8 W16$ E30 N12$.

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	0511	GARAGE CB-	0	0	24	20	480.00	SF	40.00	40.00	100	1969	1969	3	20	3,840	
2	0940	SHEDS/PORT	0	0	7	5	35.00	SF	20.10	20.10	100	2005	2005	3	24	169	

LAND DESCRIPTION

TOTAL OB/XF 4,009

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	105.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS