LOT 9
SHERWOOD FOREST SUB PB 5/10

NOLANDINA HOLDINGS LLLC
4167 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0009-0000

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

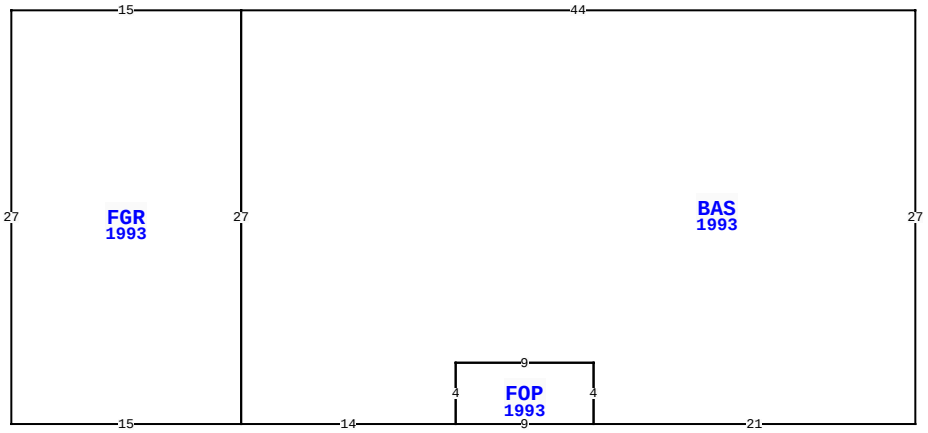
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	90,304
FGR	405	55	223	17,481
FOP	36	30	11	862
TOTALS	1,593		1,386	108,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	110.7600	105.22	145,835	1973	1973	0	0	0	25.50	74.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1152 HX Base Yr



842 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	108,647
TOTAL MARKET OB/XF VALUE	1,022
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	269,669
SOH/AGL Deduction	0
ASSESSED VALUE	269,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,669
TOTAL JUST VALUE	269,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/117	5/02/2023	FJ	U	I	11	0
GRANTOR: RUSHING SHIRLEY ANN E						
GRANTEE: RUSHING BRADLEY WAY						
2634/579	4/25/2023	WD	Q	I	01	365,000
GRANTOR: RUSHING BRADLEY WAYNE						
GRANTEE: NOLANDINA HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FGR=[YR=1993] W15 S27 E15 N27$ S27 E14
FOP=[YR=1993] E9 N4 W9 S4$ N4 E9 S4 E21 N27$.

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	0811	CONCRETE B	0	0	0	0	605.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,022	

LAND DESCRIPTION

TOTAL OB/XF 1,022

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	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS