LOT 11
SHERWOOD FOREST SUB PB 5/10

SEA JADE NOTTINGHAM TRUST/GALLUP MARILYN TRUSTEE
870 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	05	Quality Level 05

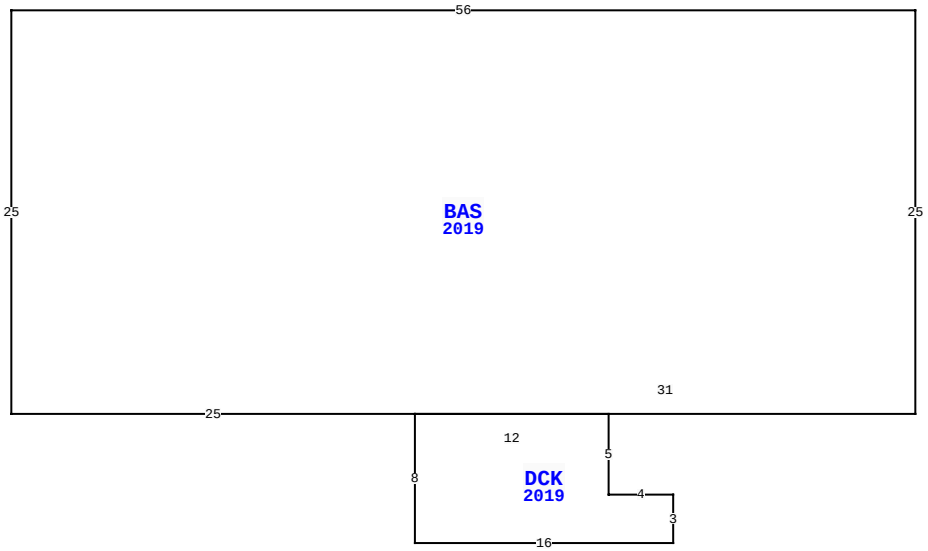
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	42,832
DCK	108	15	16	490
TOTALS	1,508		1,416	43,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,416	145.6800	101.98	144,404	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 1400 HX Base Yr 2020



BLD DATE	04/10/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

870 NOTTINGHAM DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		43,321
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		203,321
SOH/AGL Deduction		104,269
ASSESSED VALUE		99,052
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,052
TOTAL JUST VALUE		203,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH120105	MH MOVE-ON	0	02/07/2012
E23794	NEW CONSTR	0	09/01/2011
B24939	NEW CONSTR	2,335	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1354	6/14/2023	WD	U	I	11	100
GRANTOR: GALLUP MARILYN						
GRANTEE: SEA JADE NOTTINGHAM						
2257/1816	12/11/2018	QC	U	I	11	100
GRANTOR: GALLUP WILLIAM F						
GRANTEE: GALLUP MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S25 E25 DCK=[YR=2019] S8 E16 N3 W4 N5 W12$ E31 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS