

LOT 16
IN OR 2025/1436
SHERWOOD FOREST SUB PB 5/10

HAGINS HAROLD G JR & CHRISTY B
1440 NOTTINGHAM DR
FERNANDINA BEACH, FL 32035

2024

00-00-30-0640-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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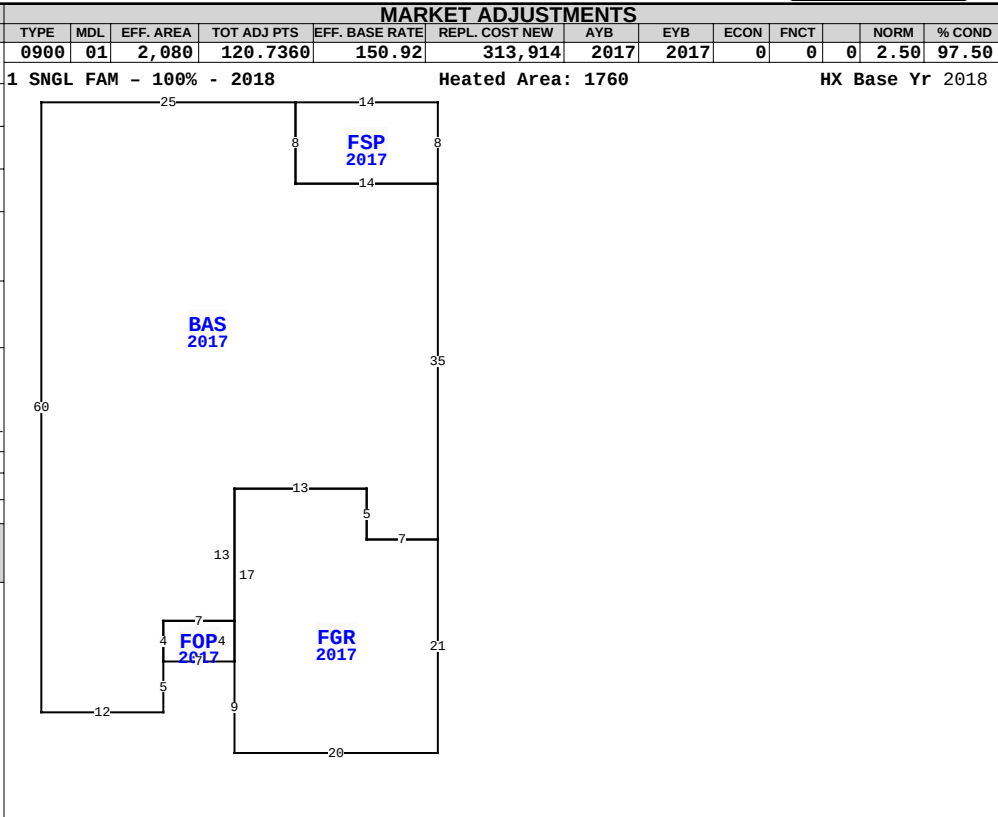
NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	258,979
FGR	485	55	267	39,289
FOP	28	30	8	1,177
FSP	112	40	45	6,621

TOTALS	2,385		2,080	306,066
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,118.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	206.00	SF	5.20	5.20	
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	
4	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	100.00	100.00	100.00	FF	



1440 NOTTINGHAM DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/14/2024
	INC DATE		AG DATE	MLU

L N	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	0812	CONCRETE C	0	100	0	0	2,118.00	SF	4.00	4.00	100	2017	2017	3	97	8,218	
2	0811	CONCRETE B	0	100	0	0	206.00	SF	5.20	5.20	100	2017	2017	3	97	1,039	
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2017	2017	3	84	17,640	
4	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2017	2017	3	84	6,653	

TOTAL OB/XF											
33,550											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						306,066					
TOTAL MARKET OB/XF VALUE						33,550					
TOTAL LAND VALUE - MARKET						160,000					
TOTAL MARKET VALUE						499,616					
SOH/AGL Deduction						237,671					
ASSESSED VALUE						261,945					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						211,945					
TOTAL JUST VALUE						499,616					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						446,663					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17065011	20X30	27,054	07/20/2017
B1705711	CO ISSUED	0	06/27/2017
B1633510	NEW CONSTR	223,441	12/05/2016
B1632240	DEMOLITION	0	05/01/2016
5896	XF0B	1,700	07/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2025/1436	1/26/2016	WD	U	I	19	55,000	
GRANTOR: DAVIS MARK DUNCAN P/R							
GRANTEE: HAGINS HAROLD G JR							
0188/0560	1/01/1975	MS	U	V		5,100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2017] W14 BAS=[YR=2017] W25 S60 E12 N5 FOP=[YR=2017] E7 FGR=[YR=2017] S9 E20 N21 W7 N5 W13 S17\$ N4 W7 S4\$ N4 E7 N13 E13 S5 E7 N35 W14 N8\$ S8 E14 N8\$.											