LOT 17 & W1/2 OF LOT 18
SHERWOOD FOREST SUB PB 5/10

CROOM CONNIE REVOCABLE TRUST/CROOM CONNIE TRUSTEE
2062 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

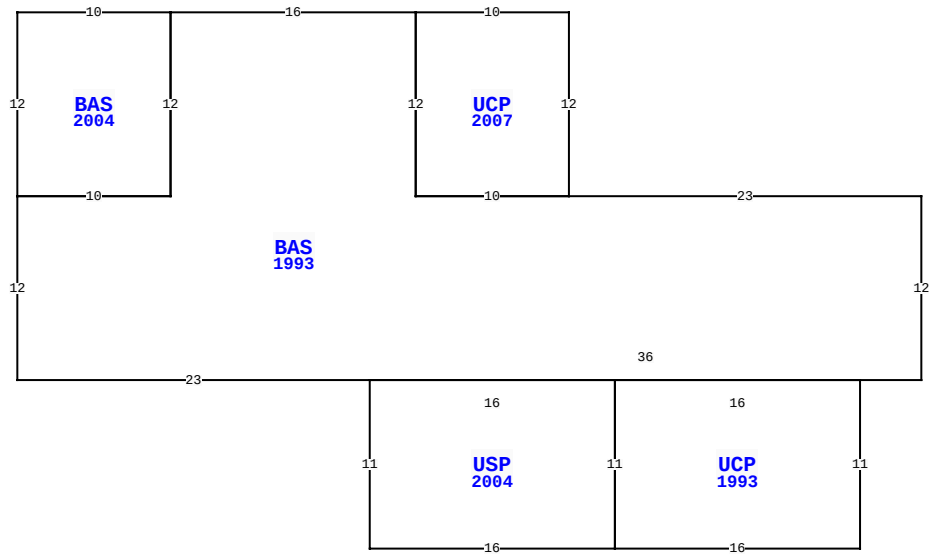
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	900	100	900	21,848
BAS	120	100	120	2,913
UCP	176	20	35	850
UCP	120	20	24	583
USP	176	50	88	2,136
TOTALS	1,492		1,167	28,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,167	115.6000	80.92	94,434	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1020 HX Base Yr



1458 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATE	04/10/2008	DJ	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	28,330
TOTAL MARKET OB/XF VALUE	6,983
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	215,313
SOH/AGL Deduction	29,975
ASSESSED VALUE	185,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,338
TOTAL JUST VALUE	215,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1808	6/22/2021	QC	U	I	11	100
GRANTOR: CROOM CONNIE						
GRANTEE: CROOM CONNIE REVOCA						
2435/0350	2/18/2021	WD	Q	I	02	171,000
GRANTOR: JARMAN VERONICA						
GRANTEE: CROOM CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UCP=[YR=2007] N12 W10 S12 E10$ W10 N12 W16 BAS=[YR=2004] W10 S12 E10 N12$ S12 W10 S12 E23 USP=[YR=2004] S11 E16 UCP=[YR=1993] E16 N11 W16 S11$ N11 W16$ E36 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	0812	CONCRETE C	0	0	0	0	2,494.00	SF	4.00	4.00	100	1995	1995	3	70	6,983	

LAND DESCRIPTION

TOTAL OB/XF 6,983

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	150.00	100.00	150.00	FF		1.00	1.00	0.75	1,600.00	1,200.00	180,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS