E 1/2 OF LOT 18 & ALL LOT 19
IN OR 2199/400
R107087 & R107088

DAVIS WILLIAM R & MICHELLE L
1462 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

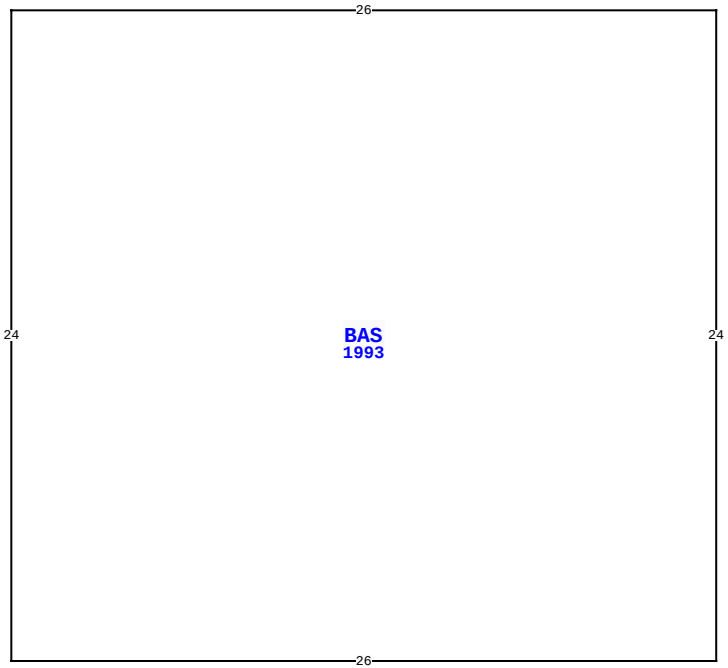
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	624	100	624	4,696
TOTALS	624		624	4,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	43.0000	15.05	9,391	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2024 Heated Area: 624 HX Base Yr



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

1462 NOTTINGHAM DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		96,434
TOTAL MARKET OB/XF VALUE		3,918
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		280,352
SOH/AGL Deduction		0
ASSESSED VALUE		280,352
TOTAL EXEMPTION VALUE	13	280,352
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		280,352
NCON VALUE		91,738
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015469	0150	104,501	12/04/2023
23004433	CO ISSUED	0	04/05/2023
22005009	NEW CONSTR	96,928	03/31/2022
B1801804	DEMOLITION	0	02/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/0400	5/24/2018	WD	Q	I	02	90,000
GRANTOR: KEISER JODY D & JENNI						
GRANTEE: DAVIS WILLIAM R & M						
0978/1384	4/02/2001	WD	U	I	01	100
GRANTOR: KEISER JODY D & JENNI						
GRANTEE: KEISER JODY D & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $.

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	100	0	0	1,522.00	SF	5.20	5.20	100	1986	1986	3	49.5	3,918	

LAND DESCRIPTION

TOTAL OB/XF 3,918

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

REVIEW DATE 04/22/2024 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS

E 1/2 OF LOT 18 & ALL LOT 19
IN OR 2199/400
R107087 & R107088

DAVIS WILLIAM R & MICHELLE L
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FERNANDINA BEACH, FL 32034

2024

00-00-30-0640-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

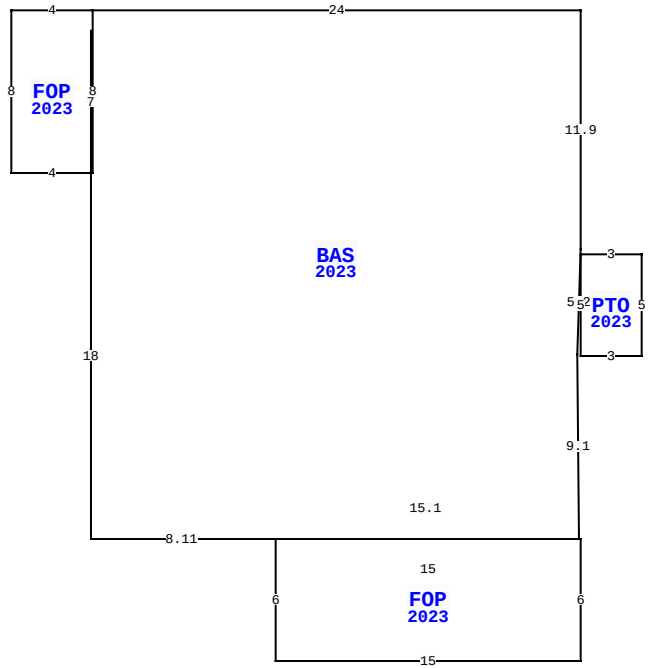
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	650	100	650	86,671
FOP	32	30	10	1,333
FOP	90	30	27	3,600
PTO	15	5	1	133
TOTALS	787		688	91,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	688	140.3600	133.34	91,738	2023	2023	0	0	0	0.00	100.00

3 SINGLE FAM – 100% - 2024 Heated Area: 650 HX Base Yr



1462 NOTTINGHAM DR, FERNANDINA BEACH

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TOTAL JUST VALUE		280,352
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GRANTEE: DAVIS WILLIAM R & M						
0978/1384	4/02/2001	WD	U	I	01	100
GRANTOR: KEISER JODY D & JENNI						
GRANTEE: KEISER JODY D & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] E24 D11.9R0 D5.2L0.2 D9.1R0.1
U0L15.1 D0L8.11 U18R0 U7L0 $
FOP=[YR=2023;ORIG=50,10] W4 S8 E4 N8 $
PTO=[YR=2023;ORIG=74,22] E3 S5 W3 N5 $
FOP=[YR=2023;ORIG=74,36] W15 S6 E15 N6 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/22/2024 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS