BLOCK 186 LOT 6
PT OR 1906/1725
CITY OF FDNA BEACH

RUSHTON MITCHELL DEE REV LVG TRUST/RUSHTON MITCHEL
814 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0186-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

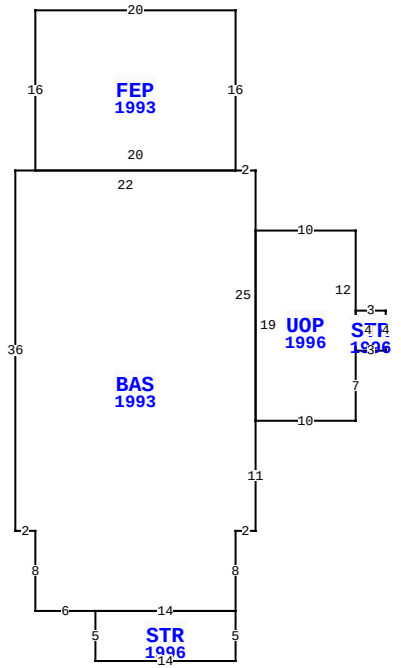
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Interior Floo	08	SHT VINYL 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1,024	35,645
FEP	320	80	256	8,911
STR	12	10	1	35
STR	70	10	7	244
UOP	190	20	38	1,323
TOTALS	1,616		1,326	46,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,326	87.2404	82.88	109,899	1940	1940	0	0	30	28.00	42.00

1 SINGLE FAM – 0% - 0 Heated Area: 1024 HX Base Yr



1265 CLINCH DR, FERNANDINA BEACH

BLD DATE	07/22/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	46,158
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	146,158
SOH/AGL Deduction	30,491
ASSESSED VALUE	115,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,667
TOTAL JUST VALUE	146,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007320	16X34 (544 SQ FT)	90,124	06/20/2024
B230016314	DEMO SHEDS	1,000	12/21/2023
950294	REPAIR/RRF	800	02/01/1995
5923	HOUSEMVING	50	08/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1906/1725	2/10/2014	QC	U	I	11	100
GRANTOR: RUSHTON MITCHELL D						
GRANTEE: RUSHTON MITCHELL DE						
0674/0607	1/27/1993	QC	U	I	01	100
GRANTOR: RUSHTON HAZEL & JERR						
GRANTEE: RUSHTON MITCHELL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=1993] N16W20S16 E20$ W22 S36 E2 S8 E6 STR=[YR=1996] S5E14N5W14$ E14N8E2N11 UOP=[YR=1996] E10N7 STR=[YR=1996] E3N4W3S4 $ N12W10S19$ 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	000100	C	SFR	0	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 02/15/2024 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS