LOTS 55 & 56
OR 869/801
FIVE POINTS 2 PB 3/35

BEASLEY NANCY/CARTER AUBREY C ET AL
1487 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

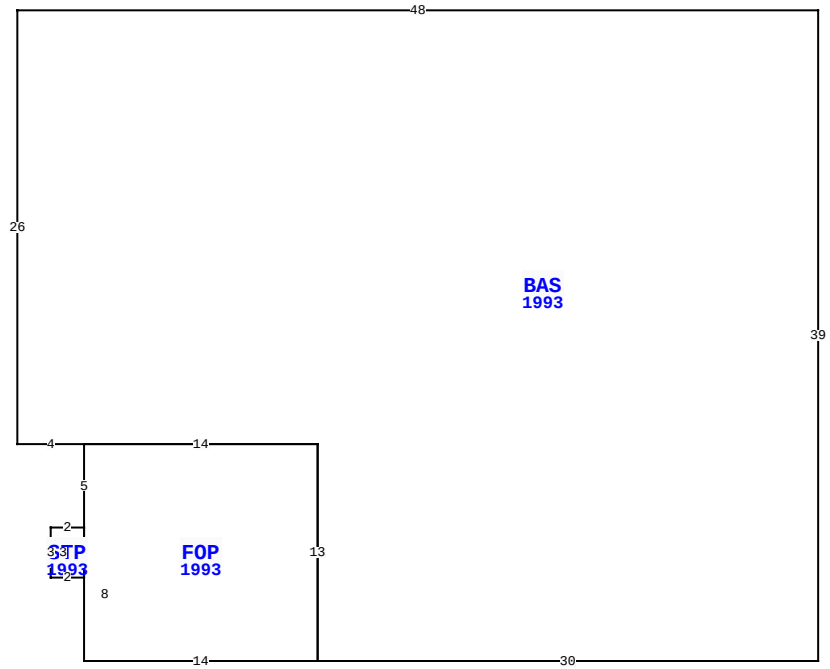
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100	1993	1,638	128,513
FOP	182	30	1993	55	4,315
STP	6	10	1993	1	78
TOTALS	1,826			1,694	132,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	99.0000	99.00	167,706	1957	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 25% - 2024 Heated Area: 1638 HX Base Yr 2024



1487 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		132,907
TOTAL MARKET OB/XF VALUE		1,672
TOTAL LAND VALUE - MARKET		256,500
TOTAL MARKET VALUE		391,079
SOH/AGL Deduction		6,090
ASSESSED VALUE		384,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		334,267
TOTAL JUST VALUE		391,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1663	9/29/2023	WD	U	I	11	100
GRANTOR: BROUCKE ADA M						
GRANTEE: BROWN MARIE C TRUST						
0869/0801	2/25/1999	WD	U	I	18	100
GRANTOR: CARTER REBA						
GRANTEE: CARTER REBA L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 E4 FOP=[YR=1993] S5 STP=[YR=1993] W2 S3 E2 N3$ S8 E14 N13 W14$ E14 S13 E30 N39$.

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	0850	PEBBLE WLK	0	25	0	0	109.00	SF	3.50	3.50	100	1985	1985	3	44	168	
2	0504	FP-ELECTRI	0	25	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
3	1242	WD DECK A	0	25	24	8	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 1,672

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	RES	25		RM	190.00	147.00	190.00	FF		1.00	1.00	0.75	1,800.00	1,350.00	256,500							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 256,500 Market: 0 Agricultural: 0 Common: 256,500 PRINTED 07/30/2025 BY SYS