LOT 5 & W22 FT OF LOT 6
IN OR 1322/1084
SHERWOOD FOREST SUB PB 5/10

MARTIN SHERI GALINDEZ
885 NOTTINGHAM DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

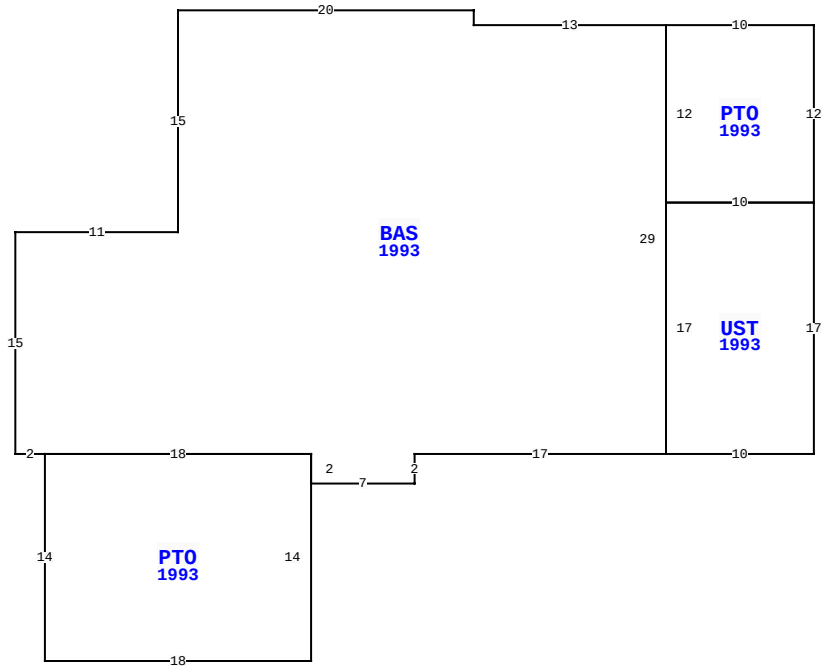
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,156	100	1993	1,156	105,449
PTO	120	5	1993	6	547
PTO	252	5	1993	13	1,186
UST	170	45	1993	76	6,933
TOTALS	1,698			1,251	114,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,251	117.5200	117.52	147,018	1974	1974	0	0	0	22.38	77.62

1 SINGLE FAM – 100% - 2006 Heated Area: 1156 HX Base Yr 2006



885 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		114,115
TOTAL MARKET OB/XF VALUE		13,440
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		307,555
SOH/AGL Deduction		213,125
ASSESSED VALUE		94,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,708
TOTAL JUST VALUE		307,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017873	CHNGE SRVC	0	03/01/2001
MHA95025	MH MOVE-ON	0	09/01/1995
E952117	CHNGE SRVC	0	09/01/1995
8741	REMODEL	1,000	03/01/1993
8533	REPAIR/RRF	19,900	12/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1084	6/06/2005	PR	Q	I	01	39,800
GRANTOR: GALINDEZ SHERI P/R						
GRANTEE: GALINDEZ SHERI						
1261/1914	9/28/2004	QC	Q	I	06	39,900
GRANTOR: HARVEY JACK R						
GRANTEE: GALINDEZ SHERI GRAC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 BAS=[YR=1993] W13 N1 W20 S15 W11S15 E2
PTO=[YR=1993] S14 E18 N14 W18$ E18 S2 E7 N2 E17 UST=[YR=1993]
E10 N17 W10 S17$ N29$ S12 E10 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	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	1970	1970	3	20	720	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	100		RM	122.00	105.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS