LOT 9
SHERWOOD FOREST SUB PB 5/10

NOLANDINA HOLDINGS LLLC
4167 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0009-0000

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

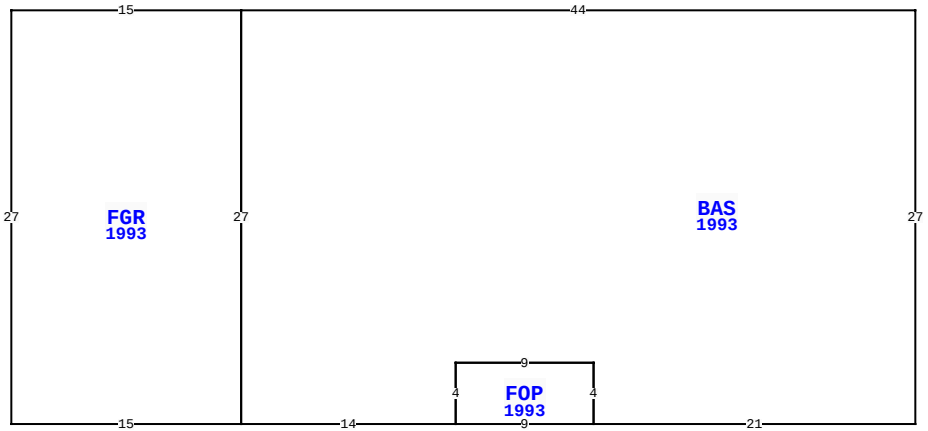
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	94,102
FGR	405	55	1993	223	18,216
FOP	36	30	1993	11	898
TOTALS	1,593			1,386	113,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	110.7600	110.76	153,513	1973	1973	0	0	0	26.25	73.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1152 HX Base Yr



842 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	113,216
TOTAL MARKET OB/XF VALUE	944
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	294,160
SOH/AGL Deduction	0
ASSESSED VALUE	294,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,160
TOTAL JUST VALUE	294,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/117	5/02/2023	FJ	U	I	11	0
GRANTOR: RUSHING SHIRLEY ANN E						
GRANTEE: RUSHING BRADLEY WAY						
2634/579	4/25/2023	WD	Q	I	01	365,000
GRANTOR: RUSHING BRADLEY WAYNE						
GRANTEE: NOLANDINA HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FGR=[YR=1993] W15 S27 E15 N27$ S27 E14
FOP=[YR=1993] E9 N4 W9 S4$ N4 E9 S4 E21 N27$.

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	0	0	0	605.00	SF	5.20	5.20	100	1980	1980	3	30	944	

LAND DESCRIPTION

TOTAL OB/XF 944

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	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS