LOT 10
SHERWOOD FOREST SUB PB 5/10

**NOTTINGHAM GALLUP 856 LLC**
870 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0640-0010-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 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 | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

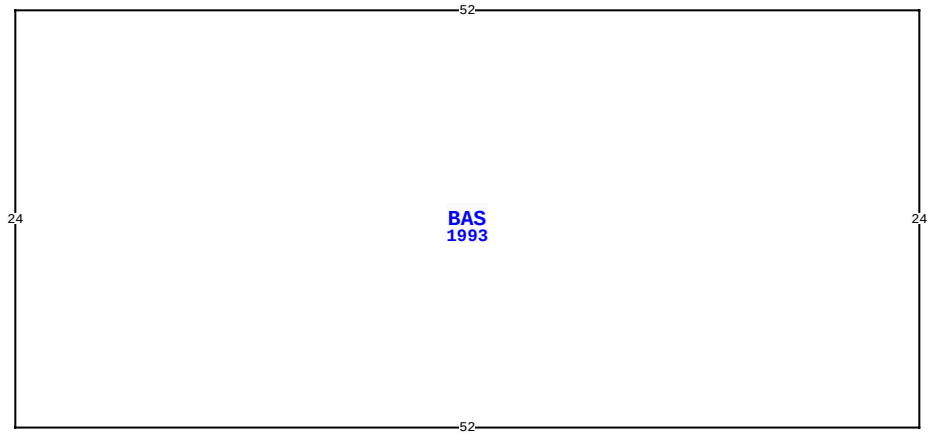
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 1993 | 1,248 | 30,012 |
| TOTALS | 1,248 | | | 1,248 | 30,012 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,248 | 100.2000 | 80.16 | 100,040 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2024 Heated Area: 1248 HX Base Yr




856 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 | 30,012 |
| TOTAL MARKET OB/XF VALUE | 2,283 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 212,295 |
| SOH/AGL Deduction | 4,773 |
| ASSESSED VALUE | 207,522 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 207,522 |
| TOTAL JUST VALUE | 212,295 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 188,656 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R991952 | REPAIR/RRF | 500 | 08/01/1999 |
| 6046 | REPAIR/RRF | 1,000 | 10/10/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2658/1432 | 6/14/2023 | WD | U | I | 11 | 100 |
| GRANTOR: GALLUP MARILYN | | | | | | |
| GRANTEE: NOTTINGHAM GALLUP 8 | | | | | | |
| 2257/1816 | 12/11/2018 | QC | U | I | 11 | 100 |
| GRANTOR: GALLUP WILLIAM F | | | | | | |
| GRANTEE: GALLUP MARILYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 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 | 0 | 0 | 0 | 572.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 892 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 13 | 182.00 | SF | 30.00 | 30.00 | 100 | 1972 | 1972 | 3 | 20 | 1,092 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 12 | 4 | 48.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 94 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 76.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 27 | 205 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,283

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS