LOT 13
PT OF BROOK RD A/K/A 14TH ST
EXT ABANDONED OR 365/686

ELLIS KEITH D & MICHELLE N
898 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

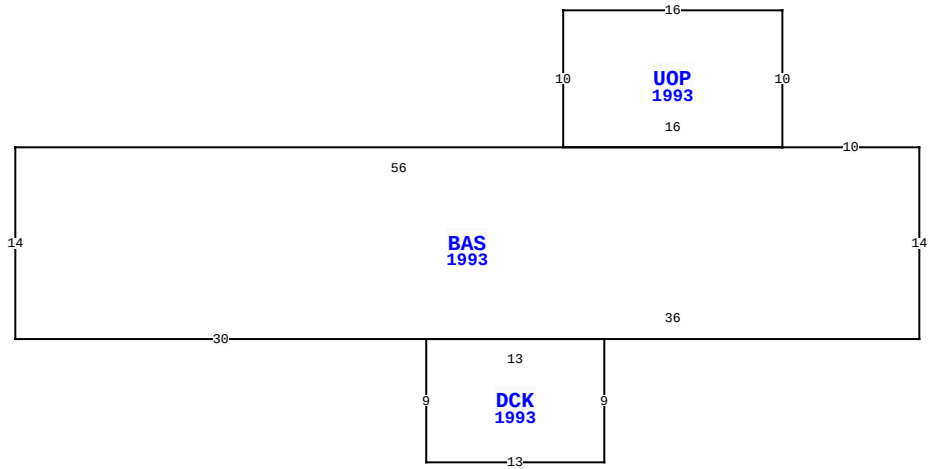
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	21,245
DCK	117	15	1993	18	414
UOP	160	25	1993	40	920
TOTALS	1,201			982	22,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	982	95.8000	76.64	75,260	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



898 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	22,578
TOTAL MARKET OB/XF VALUE	645
TOTAL LAND VALUE - MARKET	151,200
TOTAL MARKET VALUE	174,423
SOH/AGL Deduction	0
ASSESSED VALUE	174,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,423
TOTAL JUST VALUE	174,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6276	GARAGE	2,040	02/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/1328	8/06/2024	AD	U	I	21	225,000
GRANTOR: GAY DONALD						
GRANTEE: ELLIS KEITH D & MIC						
0733/0339	7/05/1995	WD	U	I	07	100
GRANTOR: CHURCHVILLE LEWIS P &						
GRANTEE: GAY DONALD						

BUILDING NOTES

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2008	2008	3	31	496	
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2008	2008	3	31	149	

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W16 S10 E16 $ W56 S14 E30
DCK=[YR=1993] S9 E13N9 W13$ E36 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 645

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	84.00	100.00	84.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	151,200							

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS