LOT 14 EX R/W
SHERWOOD FOREST SUB PB 5/10

HORNER CHARLES R III/SEGICH ARIANNA
3 WINSTON CIR
HORSHAM, PA 19044

2025

00-00-30-0640-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

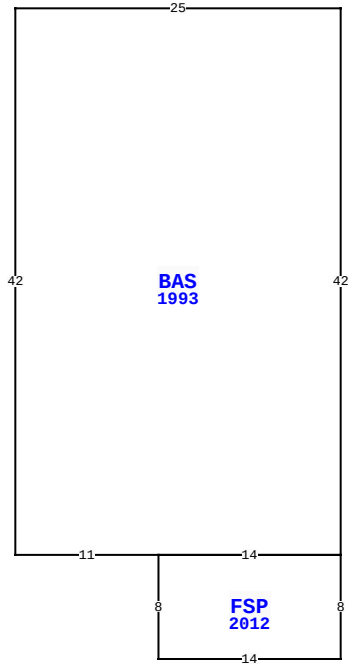
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,050	100	1993	1,050	112,279
FSP	112	40	2012	45	4,812
TOTALS	1,162			1,095	117,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,095	124.3380	124.34	136,152	1960	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1050 HX Base Yr 2007



1424 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		117,091
TOTAL MARKET OB/XF VALUE		3,555
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		246,646
SOH/AGL Deduction		155,830
ASSESSED VALUE		90,816
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,094
TOTAL JUST VALUE		246,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0408470	H/AC	2,400	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/789	7/15/2025	WD	U	I	11	100
GRANTOR: MEYER RALPH H & SYLVI						
GRANTEE: HORNER CHARLES R II						
2801/37	7/15/2025	WD	Q	I	01	349,000
GRANTOR: MEYER RALPH & SYLVIA						
GRANTEE: HORNER CHARLES B II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S42 E11 FSP=[YR=2012] S8 E14 N8 W14$ E14 N42$.

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	100	0	0	795.00	SF	5.20	5.20	100	2005	2005	3	84	3,473	
2	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2005	2005	3	84	82	

LAND DESCRIPTION

TOTAL OB/XF 3,555

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	70.00	100.00	70.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	126,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/30/2025 BY SYS