LOT 15
IN OR 2037/792
SHERWOOD FOREST SUB PB 5/10

BECK DAVID C & ALBERTA P
874 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1432 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	137,700
TOTAL MARKET VALUE	143,700
SOH/AGL Deduction	69,295
ASSESSED VALUE	74,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,405
TOTAL JUST VALUE	143,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21162	DEMOLITION OF SFR	3,460	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0792	3/29/2016	WD	Q	I	01	43,000
GRANTOR: CABELL JOHN & LORI						
GRANTEE: BECK DAVID C & ALBE						
1545/1893	1/11/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: CABELL JOHN & LORI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	85.00	100.00	85.00	FF		1.00	1.00	0.90	1,800.00	1,620.00	137,700							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 137,700 Market: 0 Agricultural: 0 Common: 137,700 PRINTED 07/30/2025 BY SYS