LOT 17 & W1/2 OF LOT 18
SHERWOOD FOREST SUB PB 5/10

CROOM CONNIE REVOCABLE TRUST/CROOM CONNIE TRUSTEE
2062 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0640-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

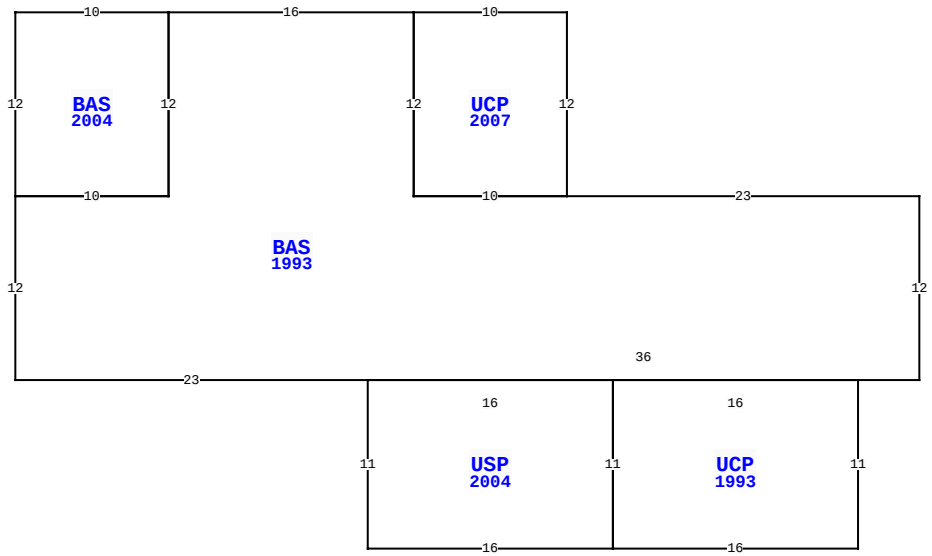
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	900	100	1993	900	24,970
BAS	120	100	2004	120	3,329
UCP	176	20	1993	35	971
UCP	120	20	2007	24	666
USP	176	50	2004	88	2,441
TOTALS	1,492			1,167	32,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,167	115.6000	92.48	107,924	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1020 HX Base Yr



1458 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATE	04/10/2008 DJ	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	32,377
TOTAL MARKET OB/XF VALUE	6,784
TOTAL LAND VALUE - MARKET	202,500
TOTAL MARKET VALUE	241,661
SOH/AGL Deduction	37,789
ASSESSED VALUE	203,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,872
TOTAL JUST VALUE	241,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1808	6/22/2021	QC	U	I	11	100
GRANTOR: CROOM CONNIE						
GRANTEE: CROOM CONNIE REVOCA						
2435/0350	2/18/2021	WD	Q	I	02	171,000
GRANTOR: JARMAN VERONICA						
GRANTEE: CROOM CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UCP=[YR=2007] N12 W10 S12 E10$ W10 N12 W16 BAS=[YR=2004] W10 S12 E10 N12$ S12 W10 S12 E23 USP=[YR=2004] S11 E16 UCP=[YR=1993] E16 N11 W16 S11$ N11 W16$ E36 N12$.

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	0812	CONCRETE C	0	0	0	0	2,494.00	SF	4.00	4.00	100	1995	1995	3	68	6,784	

LAND DESCRIPTION

TOTAL OB/XF 6,784

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	150.00	100.00	150.00	FF		1.00	1.00	0.75	1,800.00	1,350.00	202,500							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS