LOT 4
IN OR 2087/762
SHERWOOD FOREST SUB PB 5/10

MIXON ROBERT D JR/MIXON GINNY SUE
873 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0640-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

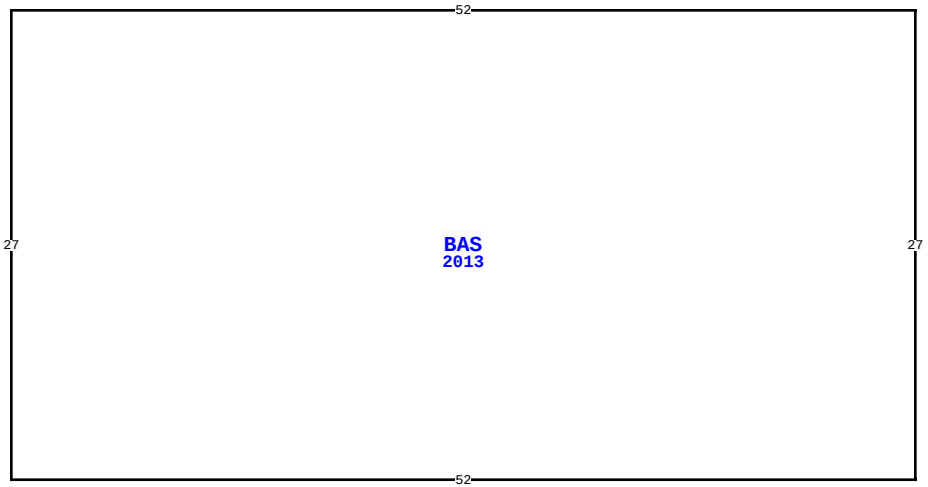
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2013	1,404	53,779
TOTALS	1,404			1,404	53,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	121.6000	109.44	153,654	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 0% - 0 Heated Area: 1404 HX Base Yr



873 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	53,779
TOTAL MARKET OB/XF VALUE	4,256
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	253,035
SOH/AGL Deduction	27,208
ASSESSED VALUE	225,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,827
TOTAL JUST VALUE	253,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23795	CARPORT	16,191	07/01/2010
MHA98065	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/0762	12/07/2016	QC	U	I	11	100
GRANTOR: MIXON ROBERT D SR						
GRANTEE: MIXON ROBERT D JR &						
1895/1562	12/30/2013	QC	U	I	11	100
GRANTOR: MIXON ROBERT D SR						
GRANTEE: MIXON ROBERT D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S27 E52 N27$.

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	10	6	60.00	SF	10.00	10.00	100	1997	1997	3	20	120	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1997	1997	3	20	1,728	
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	
6	0351	CARPORT MT	0	0	35	24	840.00	SF	5.60	5.60	100	2010	2010	3	35	1,646	
7	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	2009	2009	3	31	186	

LAND DESCRIPTION

TOTAL OB/XF 4,256

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	105.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS