LOT 8
SHERWOOD FOREST SUB PB 5/10

COHICK DAVID S & JULIA L
22 DEER FOREST DR
MONTEREY, CA 93940

2026

00-00-30-0640-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

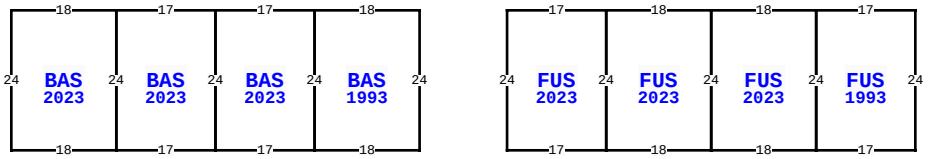
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	1993	432	36,686
BAS	408	100	2023	408	34,648
BAS	408	100	2023	408	34,648
BAS	432	100	2023	432	36,686
FUS	408	100	1993	408	34,648
FUS	408	100	2023	408	34,648
FUS	432	100	2023	432	36,686
FUS	432	100	2023	432	36,686
TOTALS	3,360			3,360	285,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	3,360	91.5400	121.75	409,080	1970	1973	0	0	0	30.25	69.75

1 QUAD PLEX 0% - 0 Heated Area: 3360 HX Base Yr



828 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	285,333
TOTAL MARKET OB/XF VALUE	602
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	480,935
SOH/AGL Deduction	0
ASSESSED VALUE	480,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,935
TOTAL JUST VALUE	480,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09398	MECH OTHER	0	03/01/2005
P09168	OTHER	5,000	03/01/2005
R046721	REPAIR/RRF	5,407	10/01/2004
R035328	REPAIR/RRF	3,800	08/01/2003
R035251	REPAIR/RRF	2,400	07/01/2003
6554	REPAIR/RRF	1,840	06/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0502	12/21/2021	WD	Q	I	01	625,000
GRANTOR: LEE GILBERT W SR						
GRANTEE: COHICK DAVID S & JU						
0404/0713	11/01/1983	WD	Q	I		90,000
GRANTOR:						
GRANTEE:						

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
2	0445	BOX FNC 5'	0	0	0	0	139.00	LF	8.10	8.10	100	1980	1980	3	20	225	
3	0446	BOX FNC 6'	0	0	0	0	90.00	LF	20.00	20.00	100	1980	1980	3	20	360	
5	0445	BOX FNC 5'	0	0	0	0	10.00	LF	8.10	8.10	100	2005	2005	3	21	17	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 S24 E18 N24 $
FUS=[YR=1993;ORIG=68,0] E17 S24 W17 N24 $
PTR=[ORIG=0,0] E15 W15 $
BAS=[YR=2023;ORIG=-18,0] W17 S24 E17 N24 $
BAS=[YR=2023;ORIG=-35,0] W17 S24 E17 N24 $
BAS=[YR=2023;ORIG=-52,0] W18 S24 E18 N24 $
FUS=[YR=2023;ORIG=68,0] W18 S24 E18 N24 $
FUS=[YR=2023;ORIG=50,0] W18 S24 E18 N24 $
FUS=[YR=2023;ORIG=32,0] W17 S24 E17 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 602

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	000800	C	MULTI-FAMILY	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 07/13/2023 BY TWA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS