

NOTTINGHAM GALLUP 884 LLC
870 NOTTINGHAM DR
FERNANDINA BEACH, FL 32034

00-00-30-0640-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 5005DRYWALL 5008SHT VINYL 6014CARPET 4003CENTRAL 10004AIR DUCTED 10031002100Frame Stories Units02WOOD FRAME 1001.1000100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA02NEIGHBORHOOD/LOC2001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,09610019931,09632,308FOP8301993259TOTALS1,1041,09832,367EXTRA FEATURES884 NOTTINGHAM DR, FERNANDINA BEACHL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10504FP-ELECTRI00001.00UT2,000.002,000.0010019821982346.5930LAND DESCRIPTIONTOTAL OB/XF930LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES0RM100.00100.00100.00FF1.001.001.001,950.001,950.00195,000REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 195,000Market: 0Agricultural: 0Common: 195,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEDMLDEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFNCTNORM% COND0820021,098115.600098.26107,889198219820070.0030.00VALUATION BYSTANDARDTax Group: 8Tax Dist:BUILDING MARKET VALUE32,367TOTAL MARKET OB/XF VALUE930TOTAL LAND VALUE - MARKET195,000TOTAL MARKET VALUE228,297SOH/AGL Deduction0ASSESSED VALUE228,297TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE228,297TOTAL JUST VALUE228,297NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE215,477SALES DATAOFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE2658/14346/14/2023WDUII11100GRANTOR: GALLUP MARILYNGRANTEE: NOTTINGHAM GALLUP 82257/181612/11/2018QCUII11100GRANTOR: GALLUP WILLIAM FGRANTEE: GALLUP MARILYNBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W48 S23 E28 FOP=[YR=1993] E4 N2 W4 S2\$ N2 E4 S2 E16 N23\$.BUILDING NOTESPERMIT NUMDESCRIPTIONAMTISSUED

NASSAU COUNTY PROPERTY

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