LOT 13
PT OF BROOK RD A/K/A 14TH ST
EXT ABANDONED OR 365/686

MASON & MAGNOLIA LLC
37242 LEE ST
HILLIARD, FL 32046

2026

00-00-30-0640-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

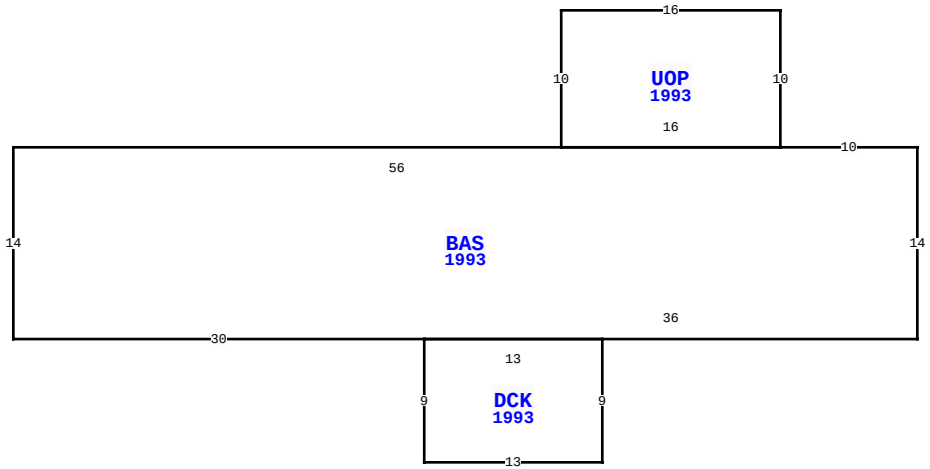
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	22,572
DCK	117	15	1993	18	440
UOP	160	25	1993	40	977
TOTALS	1,201			982	23,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	982	95.8000	81.43	79,964	1980	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 924 HX Base Yr



898 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	23,989
TOTAL MARKET OB/XF VALUE	562
TOTAL LAND VALUE - MARKET	163,800
TOTAL MARKET VALUE	188,351
SOH/AGL Deduction	0
ASSESSED VALUE	188,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,351
TOTAL JUST VALUE	188,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6276	GARAGE	2,040	02/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/964	2/05/2026	WD	Q	I	01	225,000
GRANTOR: GAY DONALD G						
GRANTEE: MASON & MAGNOLIA LL						
2845/0962	2/05/2026	QC	U	I	11	100
GRANTOR: ELLIS KEITH D & MICHE						
GRANTEE: GAY DONALD F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W16 S10 E16 $ W56 S14 E30
DCK=[YR=1993] S9 E13N9 W13$ E36 N14 $.

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	16	10	160.00	SF	10.00	10.00	100	2008	2008	3	27	432	
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2008	2008	3	27	130	

LAND DESCRIPTION

TOTAL OB/XF 562

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	84.00	100.00	84.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	163,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 163,800 Market: 0 Agricultural: 0 Common: 163,800 PRINTED 07/09/2026 BY SYS