LOT 16
IN OR 2025/1436
SHERWOOD FOREST SUB PB 5/10

HAGINS HAROLD G JR & CHRISTY B
1440 NOTTINGHAM DR
FERNANDINA BEACH, FL 32035

2026

00-00-30-0640-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

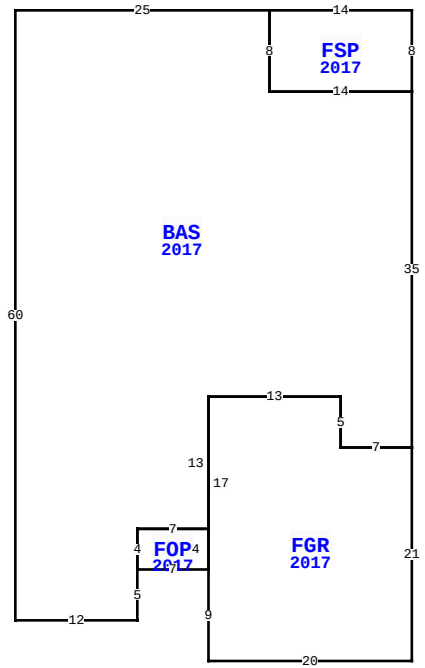
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2017	1,760	285,025
FGR	485	55	2017	267	43,240
FOP	28	30	2017	8	1,296
FSP	112	40	2017	45	7,288
TOTALS	2,385			2,080	336,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,080	120.7360	167.82	349,066	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 1760 HX Base Yr 2018



1440 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		336,849
TOTAL MARKET OB/XF VALUE		16,380
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		548,229
SOH/AGL Deduction		271,410
ASSESSED VALUE		276,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,408
TOTAL JUST VALUE		548,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17065011	20X30	27,054	07/20/2017
B1705711	CO ISSUED	0	06/27/2017
B1633510	NEW CONSTR	223,441	12/05/2016
B1632240	DEMOLITION	0	05/01/2016
5896	XFOB	1,700	07/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1436	1/26/2016	WD	U	I	19	55,000
GRANTOR: DAVIS MARK DUNCAN P/R						
GRANTEE: HAGINS HAROLD G JR						
0188/0560	1/01/1975	MS	U	V		5,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W14 BAS=[YR=2017] W25 S60 E12 N5 FOP=[YR=2017] E7 FGR=[YR=2017] S9 E20 N21 W7 N5 W13 S17$ N4 W7 S4$ N4 E7 N13 E13 S5 E7 N35 W14 N8$ S8 E14 N8$.

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
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2017	2017	3	78	16,380	

LAND DESCRIPTION

TOTAL OB/XF 16,380

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	100		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS