LOT 20
IN OR 2035/1793
SHERWOOD FOREST SUB PB 5/10

MITCHELL MARY ELIZABETH EST
PO BOX 15517
FERNANDINA BEACH, FL 32035-3109

2026

00-00-30-0640-0020-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

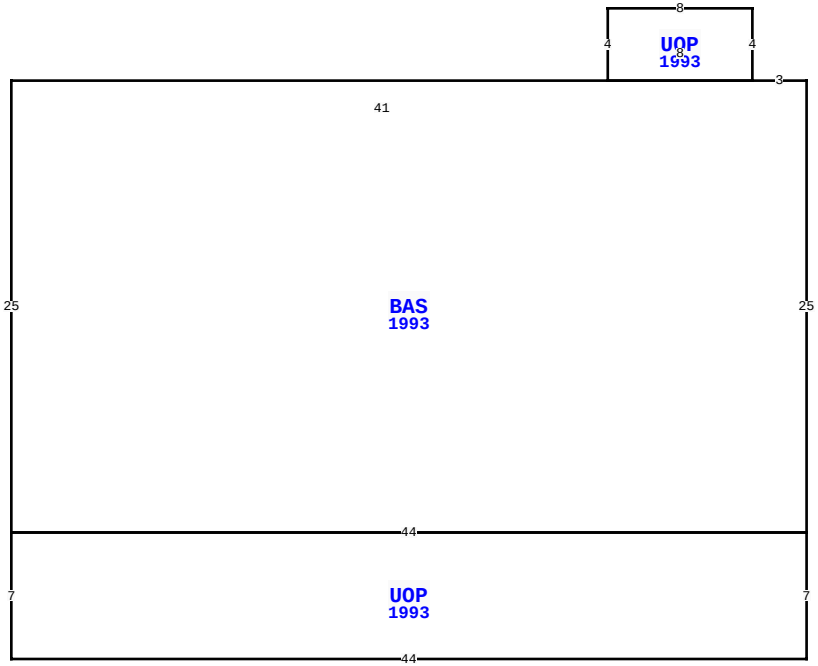
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	118,533
UOP	32	20	1993	6	646
UOP	308	20	1993	62	6,681
TOTALS	1,440			1,168	125,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,168	124.0200	130.22	152,097	1984	1984	0	0	0	17.25	82.75

1 SINGLE FAM 0% - 2025 Heated Area: 1100 HX Base Yr



1482 NOTTINGHAM DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	125,860
TOTAL MARKET OB/XF VALUE	4,923
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	325,783
SOH/AGL Deduction	0
ASSESSED VALUE	325,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,783
TOTAL JUST VALUE	325,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012364	CARPORT	9,635	12/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1793	3/22/2016	LE	U	I	11	100
GRANTOR: HOUSEL MARION K						
GRANTEE: MITCHELL MARY ELIZA						
1099/1102	12/10/2002	WD	Q	I		104,000
GRANTOR: MULLIS DEBORAH FAYE T						
GRANTEE: HOUSEL MARION K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1993] N4 W8 S4 E8 $ W41 S25
UOP=[YR=1993] S7 E44 N7 W44$ E44 N25$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2019	2019	3	78	3,120	

LAND DESCRIPTION

TOTAL OB/XF 4,923

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	100.00	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