

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		1.5	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		2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	76,873
FST	120	55	66	4,145
UEP	240	60	144	9,044
TOTALS	1,584		1,434	90,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,434	105.0400	94.80	135,943	1961	1961	0	0	33.75	66.25

1 SINGLE FAM - 0% - 2023 Heated Area: 1224 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			111,410
TOTAL MARKET OB/XF VALUE			9,892
TOTAL LAND VALUE - MARKET			129,600
TOTAL MARKET VALUE			250,902
SOH/AGL Deduction			0
ASSESSED VALUE			250,902
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			250,902
TOTAL JUST VALUE			250,902
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			244,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4251	N/A	0	07/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1741	4/19/2022	LE U	I	I	11	100

GRANTOR: MITCHELL LANELL A
GRANTEE: MOUTRAY LYNDA LOUIS
1698/0933 9/09/2010 WD U I 30 100
GRANTOR: COOPER LANELL A TRUST
GRANTEE: MITCHELL LANELL A

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
551 SUNSET RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W30 FST=[YR=1993] N12 W10 S12 E10\$ W21 S24 UEP=[YR=2012] S10 E24 N10 W24\$ E51 N24\$.	

L N	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	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	2005	2005	3	87	4,072	
3	0845	KOOL DECK	0	0	0	0	198.00	SF	7.25	7.25	100	1987	1987	3	54.5	782	
4	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	1961	1961	3	20	137	
5	0811	CONCRETE B	0	0	0	0	180.00	SF	5.20	5.20	100	2005	2005	3	87	814	
6	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2005	2005	3	69	1,325	
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	27	518	
8	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00	30.00	100	2005	2005	3	27	1,458	
9	0350	CARPORT WD	0	0	20	20	400.00	SF	7.28	7.28	100	2005	2005	3	27	786	
TOTAL OB/XF																9,892	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RS-2	216.00	135.00	216.00	FF		1.00	1.00	1.00	600.00	600.00	129,600							

