

LOT 12  
IN OR 2156/891  
WILLA-VILLA SUB PB 3/57

WILLIAMS ERIC C & ANDREA  
564 SUNSET RD  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0880-0012-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 90    |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 1  | 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 |                  |

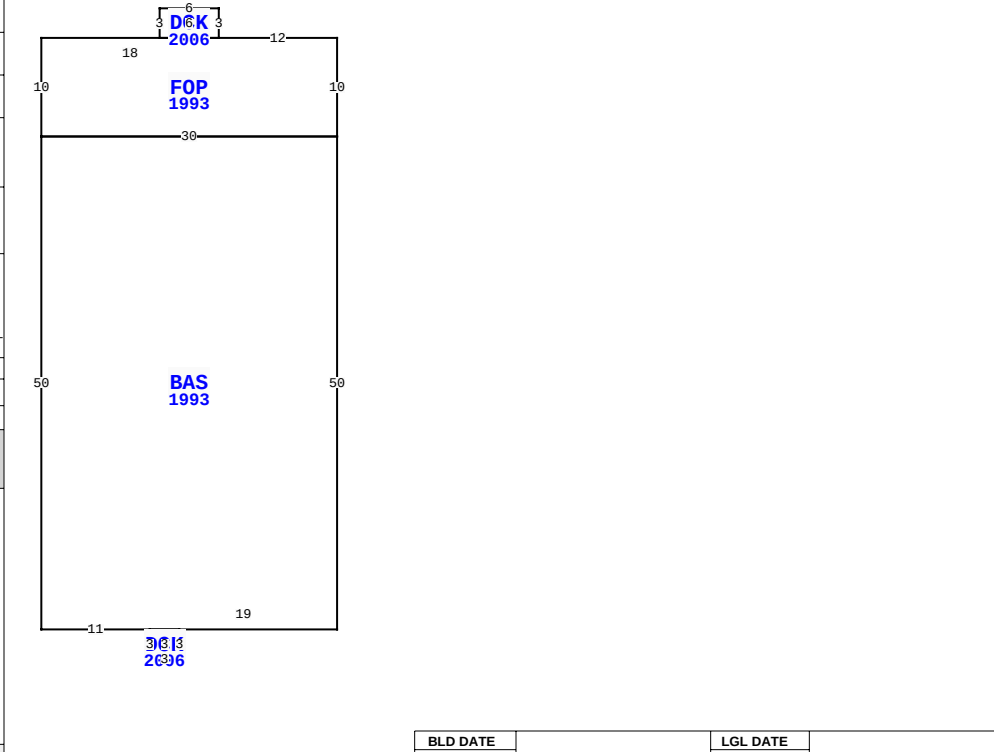
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,500            | 100         | 1,500        | 122,054              |
| DCK       | 9                | 10          | 1            | 81                   |
| DCK       | 18               | 10          | 2            | 163                  |
| FOP       | 300              | 30          | 90           | 7,323                |
| TOTALS    | 1,827            |             | 1,593        | 129,621              |

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 963.00 | SF | 5.20  | 5.20           | 100       | 1980    | 1980        | 3 | 35     | 1,753           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 109.00 | SF | 6.50  | 6.50           | 100       | 1980    | 1980        | 3 | 35     | 248             |       |
| 4   | 0510       | GARAGE WD-  | 0   | 100 | 24 | 22 | 528.00 | SF | 35.00 | 35.00          | 100       | 1974    | 1974        | 3 | 20     | 3,696           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 5,697    |     |     |          |        |        |             |           |     |          |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 108.00 | 135.00 | 108.00      | FF        |     | 1.00     | 1.00   | 1.00    | 600.00     | 600.00         | 64,800     |

REVIEW DATE 03/27/2017 BY DJX

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100                                                         | 01  | 1,593     | 111.9960    | 101.08         | 161,020        | 1960 | 1973 | 0    | 0    | 0 | 19.50 | 80.50  |
| 1 SINGLE FAM - 100% - 2000 Heated Area: 1500 HX Base Yr 2000 |     |           |             |                |                |      |      |      |      |   |       |        |



|                                 |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 564 SUNSET RD, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                        |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                         |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                        |  |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                        |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                       |  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                         |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 8 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 8              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 129,621   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,697     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 64,800    |  |             |   |
| TOTAL MARKET VALUE        |  | 200,118   |  |             |   |
| SOH/AGL Deduction         |  | 96,428    |  |             |   |
| ASSESSED VALUE            |  | 103,690   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 55,000    |  |             |   |
| BASE TAXABLE VALUE        |  | 48,690    |  |             |   |
| TOTAL JUST VALUE          |  | 200,118   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 197,106   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2156/0891                      | 10/23/2017 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: WILLIAMS ERIC C & AND |            |           |     |     |        |            |  |
| GRANTEE: WILLIAMS ERIC C & A   |            |           |     |     |        |            |  |
| 0919/1411                      | 2/11/2000  | WD        | U   | I   | 07     | 100        |  |
| GRANTOR: SWEAT JAMES D & JOANN |            |           |     |     |        |            |  |
| GRANTEE: WILLIAMS ERIC C       |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W12 DCK=[YR=2006] N3 W6 S3 E6\$ W18 S10<br>BAS=[YR=1993] S50 E11 DCK=[YR=2006] S3 E3 N3 W3\$ E19 N50 W30\$ E30 N10\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |