LOT 1
IN OR 481 PG 21
WILLA-VILLA SUB PB 3/57

**BLACKWELDER TRACEY/BLACKWELDER JOSH ET AL**
503 SUNSET ROAD
FERNANDINA BEACH, FL 32034-9149

**2024**

**00-00-30-0880-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| 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 |

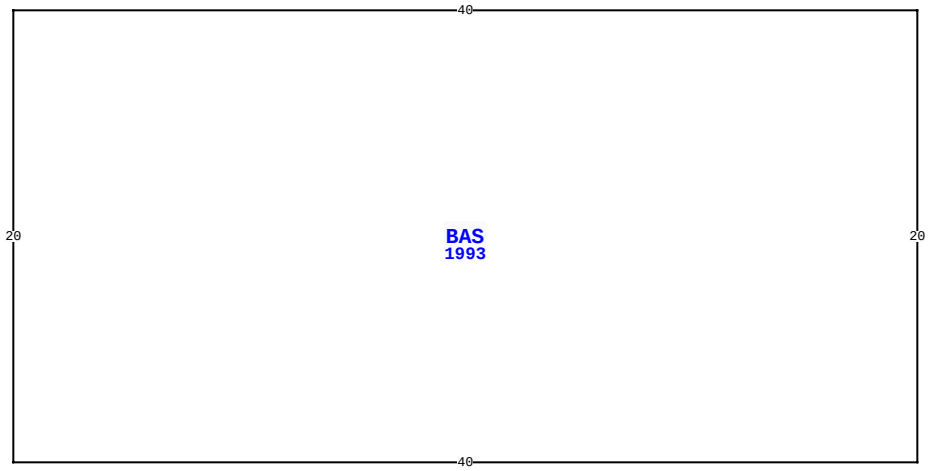
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 800 | 100 | 800 | 48,174 |
| TOTALS | 800 | | 800 | 48,174 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 800 | 97.9000 | 93.00 | 74,400 | 1956 | 1956 | 0 | 0 | 0 | 35.25 | 64.75 |

1 SINGLE FAM – 33% - 2021 Heated Area: 800 HX Base Yr 2021




503 SUNSET RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/12/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 48,174 |
| TOTAL MARKET OB/XF VALUE | | 527 |
| TOTAL LAND VALUE - MARKET | | 129,600 |
| TOTAL MARKET VALUE | | 178,301 |
| SOH/AGL Deduction | | 59,514 |
| ASSESSED VALUE | | 118,787 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 93,787 |
| TOTAL JUST VALUE | | 178,301 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 111,269 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0481/0021 | 2/01/1986 | PR | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0348/0560 | 11/01/1981 | WD | Q | I | | 13,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E40 N20$.

## 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 | 0810 | CONCRETE A | 0 | 33 | 0 | 0 | 405.00 | SF | 6.50 | 6.50 | 100 | 1956 | 1956 | 3 | 20 | 527 | |

## LAND DESCRIPTION

TOTAL OB/XF 527

| 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 | SFR | 33 | | RSF- | 2108.00 | 135.00 | 108.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 129,600 | | | | | | | |

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS