LOT 4 (EX W'LY 4 FT)
IN OR 602/1286
WILLA-VILLA SUB PB 3/57

MAYO AMY J L/E/
539 SUNSET ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0880-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

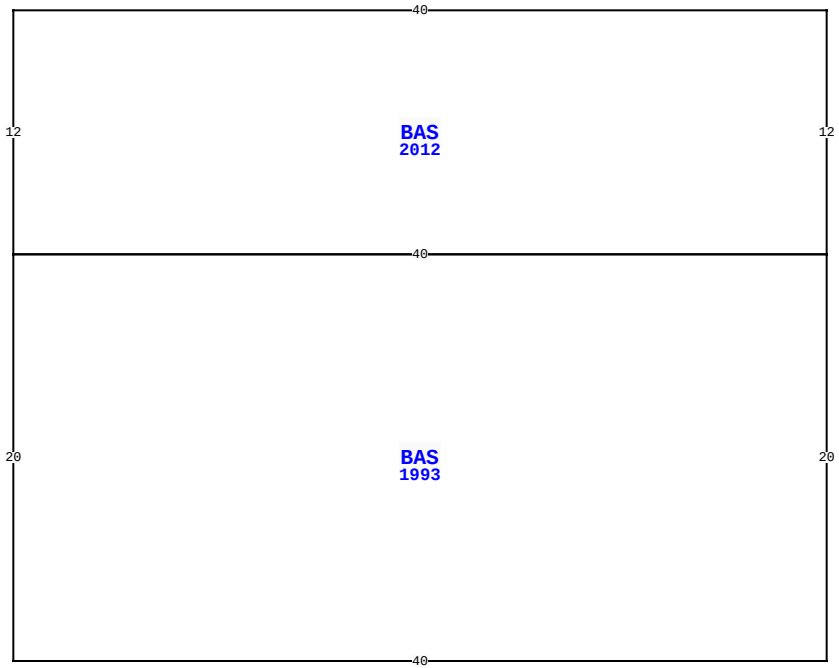
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		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	43,636
BAS	480	100	480	26,182
TOTALS	1,280		1,280	69,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	85.6960	81.41	104,205	1956	1956	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 1280 HX Base Yr



539 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		69,817
TOTAL MARKET OB/XF VALUE		60
TOTAL LAND VALUE - MARKET		124,800
TOTAL MARKET VALUE		194,677
SOH/AGL Deduction		140,377
ASSESSED VALUE		54,300
TOTAL EXEMPTION VALUE	HX HB	29,300
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		194,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0602/1286	7/25/1990	WD	Q	I		25,000
GRANTOR: MAYO AMY J						
GRANTEE: MAYO MARJORIE ELAIN						
0484/0613	3/01/1986	WD	U	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S12 BAS=[YR=1993] S20 E40 N20 W40$ E40 N12$.

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	1242	WD DECK A	0	100	5	6	30.00	SF	10.00	10.00	100	1999	1999	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 60

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	100		RSF-	2104.00	135.00	104.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	124,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/06/2024 BY SYS