LOT 9
IN OR 1265/1154
WILLA-VILLA SUB PB 3/57

TOCE CHERYL D
528 SUNSET ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0880-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

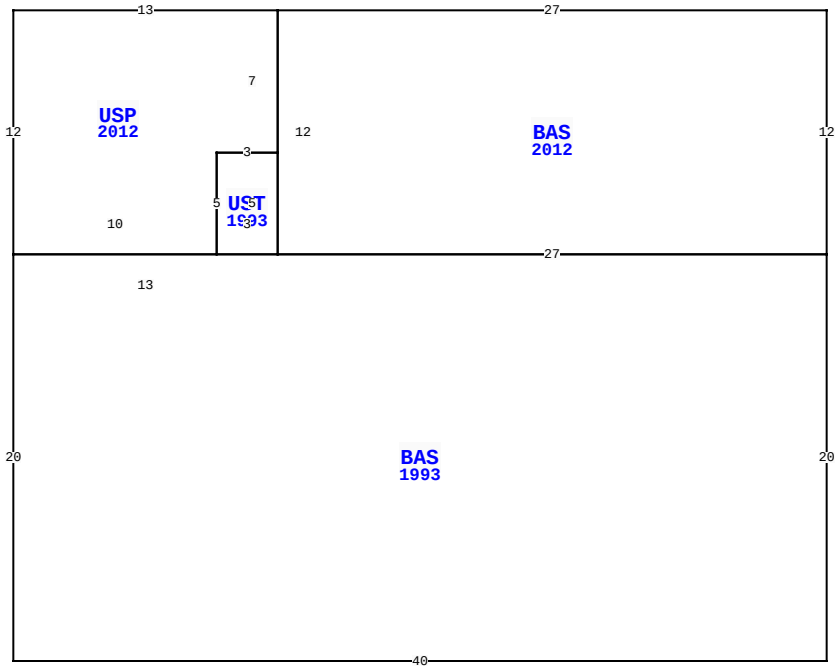
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	67,044
BAS	324	100	324	27,153
USP	141	30	42	3,520
UST	15	45	7	587
TOTALS	1,280		1,173	98,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	116.0700	110.27	129,347	1955	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1124 HX Base Yr 2005



528 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		98,304
TOTAL MARKET OB/XF VALUE		913
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		228,817
SOH/AGL Deduction		141,493
ASSESSED VALUE		87,324
TOTAL EXEMPTION VALUE	HX HB SX WX	87,324
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226410	ADDITIION	101	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/1154	10/13/2004	WD	U	I	05	115,000
GRANTOR: GOOD STEWARDS INC						
GRANTEE: TOCE ROCCO A III &						
1231/1836	5/19/2004	CT	U	I	14	51,200
GRANTOR: CLERK OF COURT						
GRANTEE: GOOD STEWARDS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W27 USP=[YR=2012] W13 S12 BAS=[YR=1993] S20 E40 N20 W27 UST=[YR=1993] N5 W3 S5 E3$ W13$ E10 N5 E3 N7$ S12 E27 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	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	1980	1980	3	32.5	913	

LAND DESCRIPTION

TOTAL OB/XF 913

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-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS