

MAYO EDISON HOBART & KATHY G
540 SUNSET RD
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

15 CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

03 COMP SHNGL 100 DRYWALL 100
05 ASPH TILE 100
01 NONE 100
02 CONVECTION 100 2 100
1 100 WOOD FRAME 100 1. 1. 100
0 100
05 DIST 1A 100
00 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

03 Quality Level 03
0100SINGLE FAMILY

MKT AREA02

2021.00

TOTALS

80080047,451

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01006424.00SF6.506.501001970197032133

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-2108.00135.00108.00FF1.001.001.001,200.001,200.00129,600

REVIEW DATE05/12/2019BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

01000180096.800091.9673,568195519550035.5064.5003/12/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE47,451TOTAL MARKET OB/XF VALUE33TOTAL LAND VALUE - MARKET129,600TOTAL MARKET VALUE177,084SOH/AGL Deduction120,387ASSESSED VALUE56,697TOTAL EXEMPTION VALUEHX HB31,697BASE TAXABLE VALUE25,000TOTAL JUST VALUE177,084NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE110,086

SUBAREA MARKET VALUE

47,451

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICEGRANTOR: HOLLOWAY THOMAS LEOGRANTEE: MAYO EDISON HOBART0917/05461/28/2000WDUII059,000GRANTOR: ROGERS RUBY DGRANTEE: HOLLOWAY THOMAS LEO

BUILDING NOTES

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

BUILDING DIMENSIONS