LOT 11
IN OR 1943/294
WILLA-VILLA SUB PB 3/57

ROSS KEVIN P & HANNAH H
552 SUNSET RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0880-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

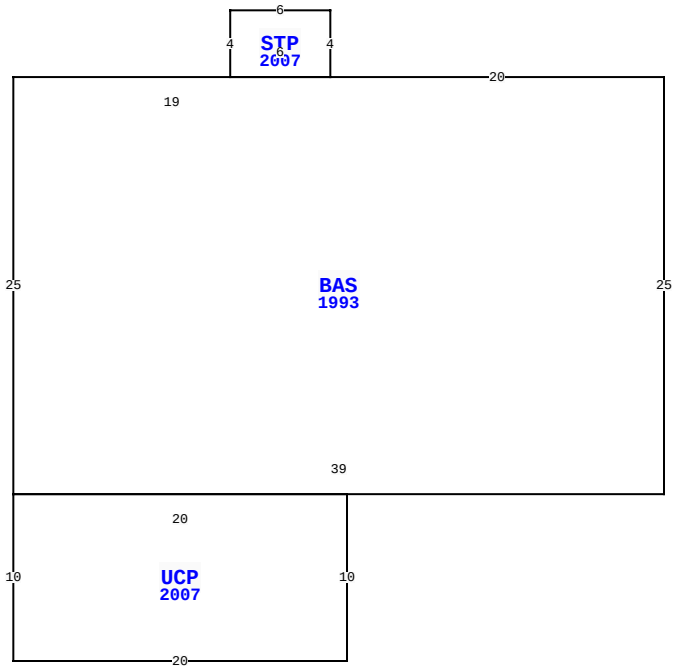
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	975	100	975	60,538
STP	24	10	2	124
UCP	200	20	40	2,483
TOTALS	1,199		1,017	63,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	96.1200	91.31	92,862	1962	1992	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2024 Heated Area: 975 HX Base Yr 2024



552 SUNSET RD, FERNANDINA BEACH

BLD DATE	07/15/2008 DJ	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		63,146
TOTAL MARKET OB/XF VALUE		2,479
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		195,225
SOH/AGL Deduction		0
ASSESSED VALUE		195,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,225
TOTAL JUST VALUE		195,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/0294	10/17/2014	WD	Q	I	01	122,500
GRANTOR: COOK RONALD						
GRANTEE: ROSS KEVIN P & HANN						
1500/1993	5/24/2007	QC	U	I	01	100
GRANTOR: COOK TAMMY						
GRANTEE: COOK RONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 STP=[YR=2007] N4 W6 S4 E6$ W19
S25UCP=[YR=2007] S10 E20 N10 W20$ E39 N25$.

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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2002	2002	3	20	780	
2	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	1993	1993	3	66	1,699	

LAND DESCRIPTION

TOTAL OB/XF 2,479

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