LOT 12
IN OR 2156/891
WILLA-VILLA SUB PB 3/57

WILLIAMS ERIC C & ANDREA
564 SUNSET RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0880-0012-0000

BUILDING CHARACTERISTICS

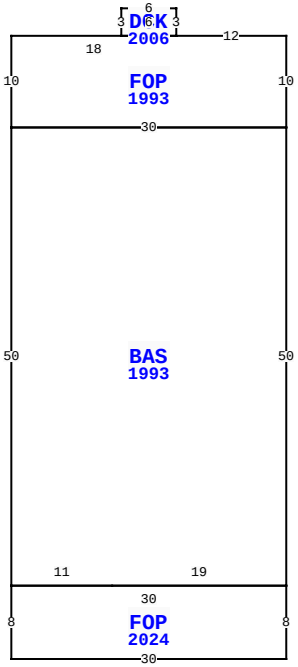
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,500	100	1,500	147,130
DCK	18	10	2	196
FOP	300	30	90	8,828
FOP	240	30	72	7,062
TOTALS	2,058		1,664	163,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	116.3400	110.52	183,905	1960	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1500 HX Base Yr 2000



564 SUNSET RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		189,464
TOTAL MARKET OB/XF VALUE		1,857
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		320,921
SOH/AGL Deduction		179,751
ASSESSED VALUE		141,170
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		86,170
TOTAL JUST VALUE		320,921
NCON VALUE		47,076
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/0891	10/23/2017	QC	U	I	11	100
GRANTOR: WILLIAMS ERIC C & AND						
GRANTEE: WILLIAMS ERIC C & A						
0919/1411	2/11/2000	WD	U	I	07	100
GRANTOR: SWEAT JAMES D & JOANN						
GRANTEE: WILLIAMS ERIC C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,10] S50 E11 E19 N50 W30 $
FOP=[YR=1993;ORIG=0,0] W12 W18 S10 E30 N10 $
DCK=[YR=2006;ORIG=-12,0] N3 W6 S3 E6 $
FOP=[YR=2024;ORIG=-30,60] E30 S8 W30 N8 $
.

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	0811	CONCRETE B	0	100	0	0	963.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,627	
2	0810	CONCRETE A	0	100	0	0	109.00	SF	6.50	6.50	100	1980	1980	3	32.5	230	

LAND DESCRIPTION

TOTAL OB/XF 1,857

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 04/19/2024 BY HS Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

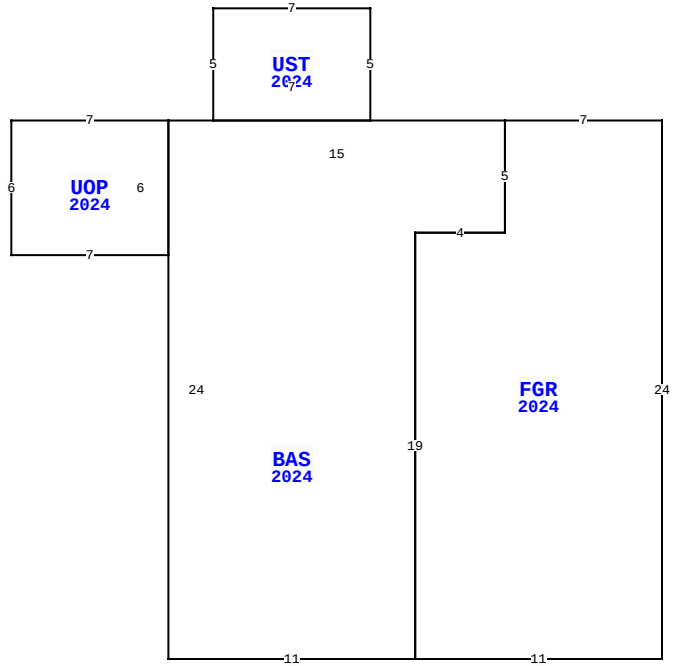
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	284	100	284	16,865
FGR	244	55	134	7,958
UOP	42	20	8	475
UST	35	45	16	950
TOTALS	605		442	26,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	442	129.8000	64.90	28,686	1974	2005	0	0	0	8.50	91.50

2 ACCESORY U – 100% - 2024 Heated Area: 284 HX Base Yr 2000



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0919/1411	2/11/2000	WD	U	I	07	100
GRANTOR: SWEAT JAMES D & JOANN						
GRANTEE: WILLIAMS ERIC C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,40] E11 N19 E4 N5 W15 S24 $
FGR=[YR=2024;ORIG=75,16] E7 S24 W11 N19 E4 N5 $
UOP=[YR=2024;ORIG=53,16] E7 S6 W7 N6 $
UST=[YR=2024;ORIG=62,11] E7 S5 W7 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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