LOT 1
WILLA-VILLA SUB PB 3/57

PATA MARIANN
503 SUNSET ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0880-0001-0000

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	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

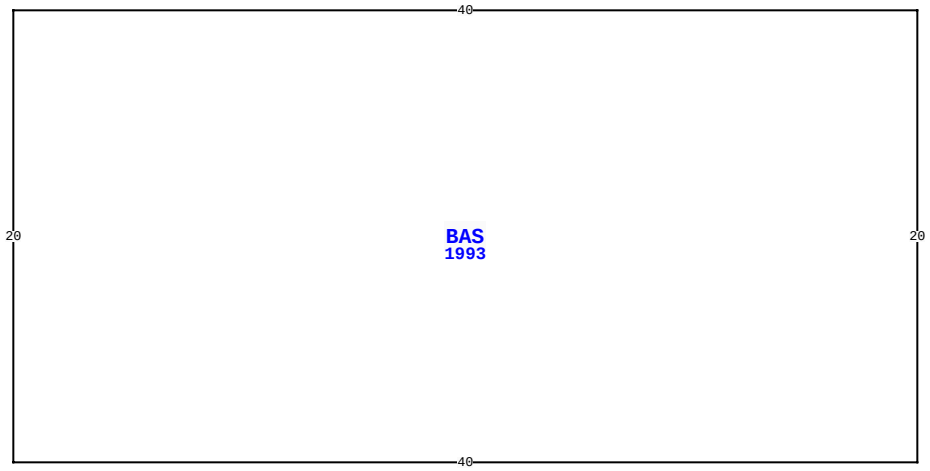
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	50,516
TOTALS	800			800	50,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	800	97.9000	97.90	78,320	1956	1956	0	0	0	35.50	64.50

1 SINGLE FAM – 0% - 2025 Heated Area: 800 HX Base Yr



503 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	50,516
TOTAL MARKET OB/XF VALUE	527
TOTAL LAND VALUE - MARKET	167,400
TOTAL MARKET VALUE	218,443
SOH/AGL Deduction	0
ASSESSED VALUE	218,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,443
TOTAL JUST VALUE	218,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013508	REMODEL	6,000	12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/1449	11/25/2024	WD	Q	I	01	240,000
GRANTOR: BLACKWELDER TRACEY						
GRANTEE: PATA MARIANN						
0481/0021	2/01/1986	PR	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0	0	0	405.00	SF	6.50	6.50	100	1956	1956	3	20	527	

LAND DESCRIPTION

TOTAL OB/XF 527

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	RES	0		RSF-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,550.00	1,550.00	167,400							

REVIEW DATE 07/15/2025 BY HS Total Acres: 0.00 Total Land Value: 167,400 Market: 0 Agricultural: 0 Common: 167,400 PRINTED 07/30/2025 BY SYS