LOT 2
IN OR 2049/1197
WILLA-VILLA SUB PB 3/57

NUNIMAKER DAVID R &/MILES AMANDA M
515 SUNSET RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0880-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

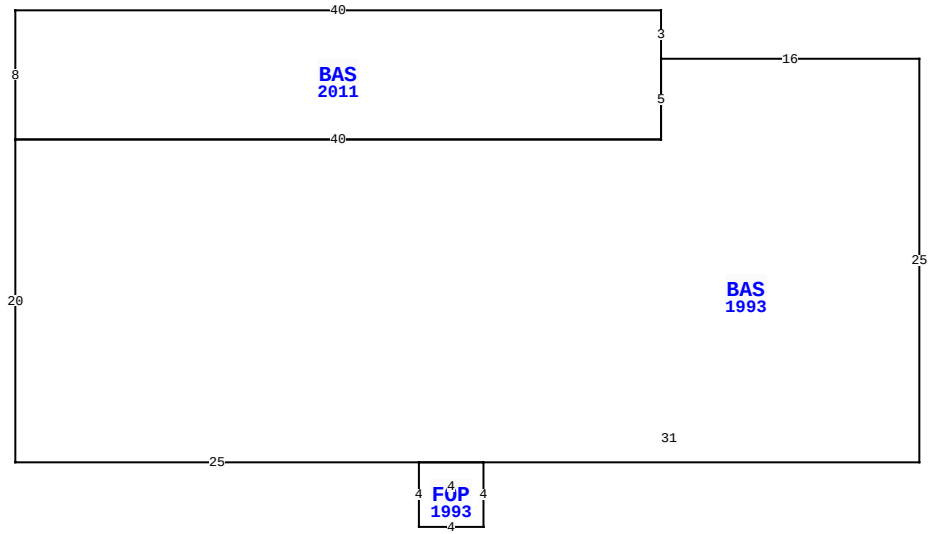
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,200	100	1993	1,200	139,742
BAS	320	100	2011	320	37,264
FOP	16	30	1993	5	582
TOTALS	1,536			1,525	177,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	127.2705	127.27	194,087	1955	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1520 HX Base Yr 2018



515 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		177,590
TOTAL MARKET OB/XF VALUE		523
TOTAL LAND VALUE - MARKET		167,400
TOTAL MARKET VALUE		345,513
SOH/AGL Deduction		166,740
ASSESSED VALUE		178,773
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,051
TOTAL JUST VALUE		345,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631700	REMODEL	19,000	01/01/2016
B22156	REMODEL	68,000	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1197	5/27/2016	WD	Q	I	01	196,000
GRANTOR: VALDES REINA						
GRANTEE: NUNIMAKER DAVID R &						
2012/1894	10/08/2015	SW	U	I	12	87,200
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: VALDES REINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2011] N3 W40 S8 E40 N5$ S5 W40 S20 E25 FOP=[YR=1993] S4 E4 N4 W4$ E31 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	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	1980	1980	3	30	429	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1980	1980	3	30	94	

LAND DESCRIPTION

TOTAL OB/XF 523

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 167,400 Market: 0 Agricultural: 0 Common: 167,400 PRINTED 07/30/2025 BY SYS