LOT 9
WILLA-VILLA SUB PB 3/57

S&P HOUSING GROUP LLC
PO BOX 554
CUMMING, GA 30028

2025

00-00-30-0880-0009-0000

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	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

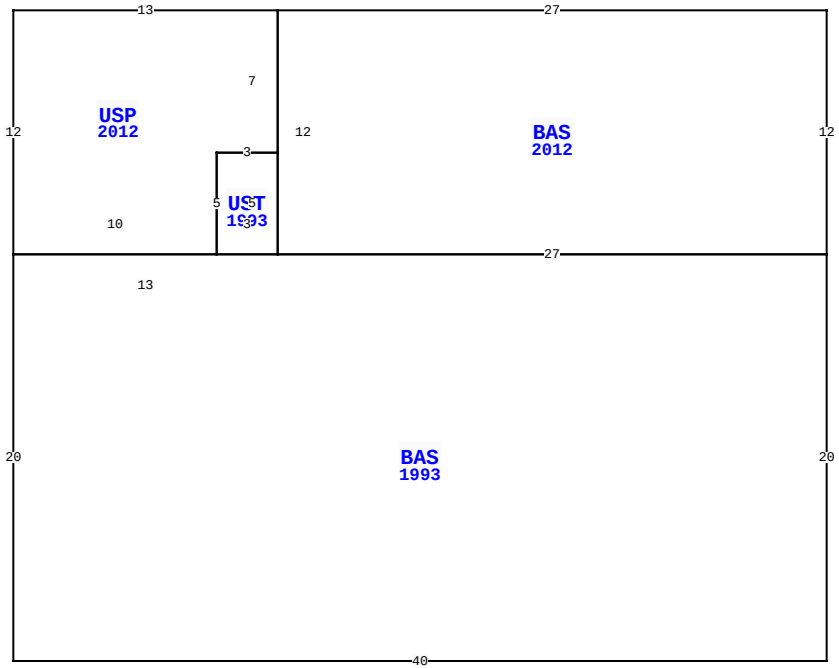
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	53,692
BAS	324	100	2012	324	21,745
USP	141	30	2012	42	2,819
UST	15	45	1993	7	470
TOTALS	1,280			1,173	78,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	104.4630	104.46	122,532	1955	1955	0	0	0	35.75	64.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1124 HX Base Yr



528 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	78,727
TOTAL MARKET OB/XF VALUE	842
TOTAL LAND VALUE - MARKET	167,400
TOTAL MARKET VALUE	246,969
SOH/AGL Deduction	0
ASSESSED VALUE	246,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,969
TOTAL JUST VALUE	246,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226410	ADDITIION	101	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/813	1/21/2025	QC	U	I	11	100
GRANTOR: LAGASSE FELIX						
GRANTEE: S&P HOUSING GROUP L						
2755/1466	12/06/2024	WD	Q	I	01	250,000
GRANTOR: TOCE CHERYL D						
GRANTEE: LAGASSE FELIX						

BUILDING NOTES

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	432.00	SF	6.50	6.50	100	1980	1980	3	30	842	

BUILDING DIMENSIONS

BAS=[YR=2012] W27 USP=[YR=2012] W13 S12 BAS=[YR=1993] S20 E40 N20 W27 UST=[YR=1993] N5 W3 S5 E3$ W13$ E10 N5 E3 N7$ S12 E27 N12$.

LAND DESCRIPTION

TOTAL OB/XF 842

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 167,400 Market: 0 Agricultural: 0 Common: 167,400 PRINTED 07/30/2025 BY SYS