LOT 10
IN OR 1152/1399
WILLA-VILLA SUB PB 3/57

MAYO EDISON HOBART & KATHY G
540 SUNSET RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0880-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

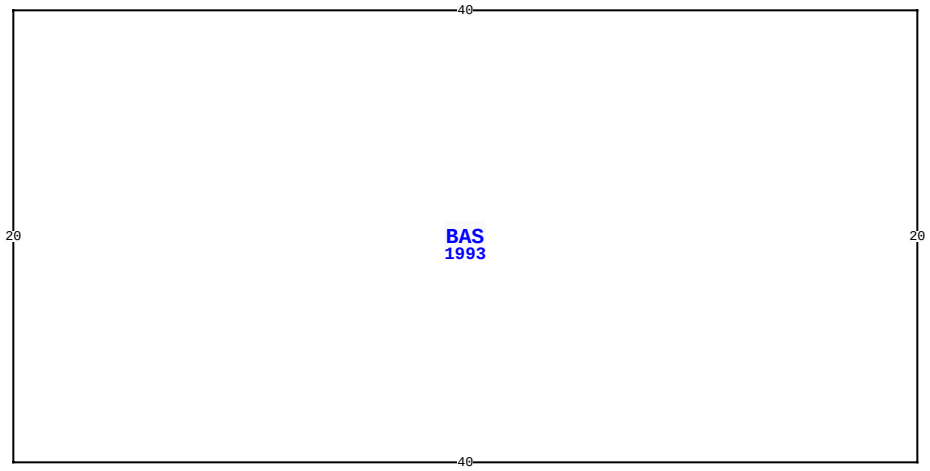
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	49,755
TOTALS	800			800	49,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	800	96.8000	96.80	77,440	1955	1955	0	0	0	35.75	64.25

1 SINGLE FAM – 100% - 2004 Heated Area: 800 HX Base Yr 2004



540 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		49,755
TOTAL MARKET OB/XF VALUE		31
TOTAL LAND VALUE - MARKET		167,400
TOTAL MARKET VALUE		217,186
SOH/AGL Deduction		158,845
ASSESSED VALUE		58,341
TOTAL EXEMPTION VALUE	HX HB	33,341
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		217,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/1399	7/11/2003	WD	Q	I	05	18,000
GRANTOR: HOLLOWAY THOMAS LEO						
GRANTEE: MAYO EDISON HOBART						
0917/0546	1/28/2000	WD	Q	I	05	9,000
GRANTOR: ROGERS RUBY D						
GRANTEE: HOLLOWAY THOMAS LEO						

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	100	6	4	24.00	SF	6.50	6.50	100	1970	1970	3	20	31	

LAND DESCRIPTION

TOTAL OB/XF 31

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 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