LOT 11
WILLA-VILLA SUB PB 3/57

GUNNELL PETER/SALTER BENJAMIN
8704 HARPER CROSSING PL
BRYCEVILLE, FL 32009

2025

00-00-30-0880-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

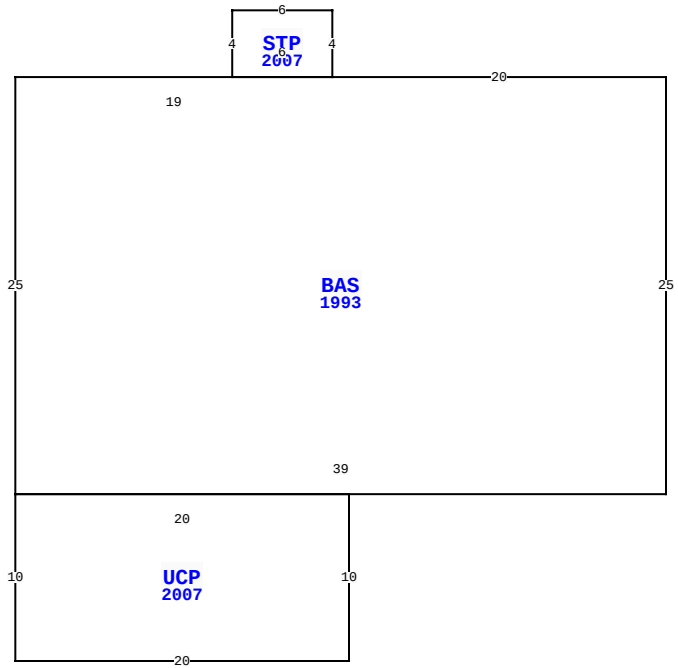
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	63,025
STP	24	10	2007	2	129
UCP	200	20	2007	40	2,586
TOTALS	1,199			1,017	65,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	96.1200	96.12	97,754	1962	1992	0	0	0	32.75	67.25

1 SINGLE FAM – 100% - 2024 Heated Area: 975 HX Base Yr 2024



552 SUNSET RD, FERNANDINA BEACH

BLD DATE	07/15/2008 DJ	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		65,740
TOTAL MARKET OB/XF VALUE		2,427
TOTAL LAND VALUE - MARKET		167,400
TOTAL MARKET VALUE		235,567
SOH/AGL Deduction		34,680
ASSESSED VALUE		200,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,165
TOTAL JUST VALUE		235,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1180	7/14/2025	WD	Q	I	01	75,000
GRANTOR: ROSS KEVIN P & HANNAH						
GRANTEE: GUNNELL PETER						
1943/0294	10/17/2014	WD	Q	I	01	122,500
GRANTOR: COOK RONALD						
GRANTEE: ROSS KEVIN P & HANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 STP=[YR=2007] N4 W6 S4 E6$ W19
S25UCP=[YR=2007] S10 E20 N10 W20$ E39 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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2002	2002	3	20	780	
2	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	1993	1993	3	64	1,647	

LAND DESCRIPTION

TOTAL OB/XF 2,427

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