

PATA MARIANN
503 SUNSET ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0880-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD		15		CONC BLOCK 100		0100		01		800		115.5000		121.28		97,024		1956		1990		0		0		17.50		82.50							
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		0%		- 2025		Heated Area: 800		HX Base Yr		Tax Group: 8		Tax Dist:		80,045		0		178,200		258,245									
Roof Cover		12		MODULAR MT 100		05		DRYWALL 100		13		LVT/LAMNT 100		03		CENTRAL 100		04		AIR DUCTED 100		2		100		1		100		0							
Interior Wall		03		GABLE/HIP 100		1		SINGLE FAM		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			
Air Condition		03		LVT/LAMNT 100		04		AIR DUCTED 100		2		100		1		100		03		MASONRY 100		1.		1. 100		0		100		05		DIST 1A 100		00		NONE 100	
Heating Type		04		AIR DUCTED 100		2		100		1		100		03		MASONRY 100		1.		1. 100		0		100		05		DIST 1A 100		00		NONE 100		00		NONE 100	
Bedrooms		04		AIR DUCTED 100		2		100		1		100		03		MASONRY 100		1.		1. 100		0		100		05		DIST 1A 100		00		NONE 100		00		NONE 100	
Bathrooms		03		MASONRY 100		1.		1. 100		0		100		05		DIST 1A 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
Frame		03		MASONRY 100		1.		1. 100		0		100		05		DIST 1A 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
Stories		1.		1. 100		0		100		05		DIST 1A 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
Units		0		100		05		DIST 1A 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
BUD8 Adjustme		05		DIST 1A 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
Occupancy		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100	
Quality		03		Quality Level 03		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							
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		80,045		503 SUNSET RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/22/2026		MLU									
EXTRA FEATURES		503 SUNSET RD, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/22/2026		MLU																			
L N		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		000100		C		RES		0		RSF-2108.00		135.00		108.00		FF		1.00		1.00		1.00		1,650.00		1,650.00		178,200									
REVIEW DATE		07/15/2025		BY		HS		Total Acres: 0.00		Total Land Value: 178,200		Market: 0		Agricultural: 0		Common: 178,200		PRINTED 07/09/2026 BY SYS																			