LOT 4 (EX W'LY 4 FT)
IN OR 602/1286
WILLA-VILLA SUB PB 3/57

MAYO AMY J L/E/
539 SUNSET ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0880-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 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

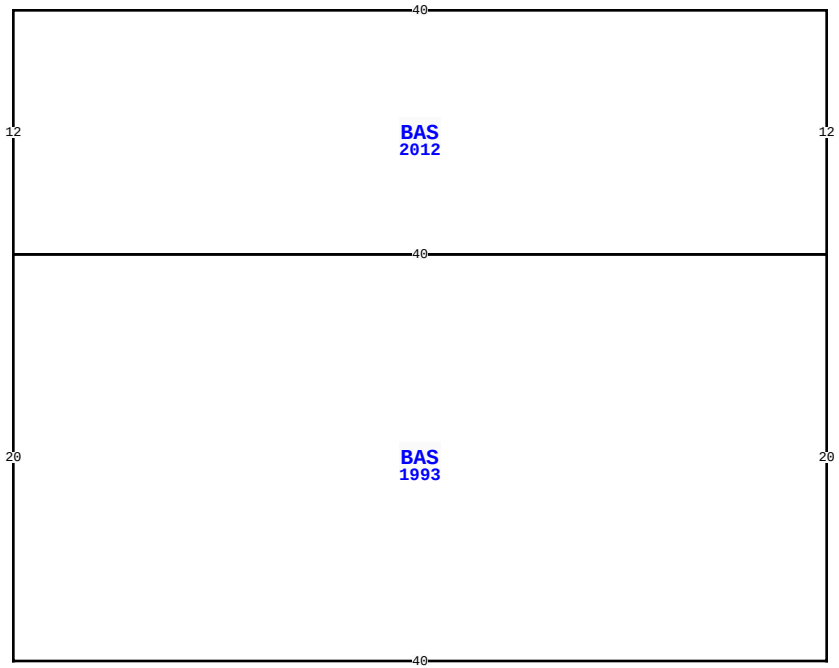
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	47,869
BAS	480	100	2012	480	28,721
TOTALS	1,280			1,280	76,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	85.6960	89.98	115,174	1956	1956	0	0	0	33.50	66.50

1 SINGLE FAM 100% - 0 Heated Area: 1280 HX Base Yr 1973



539 SUNSET RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		76,591
TOTAL MARKET OB/XF VALUE		60
TOTAL LAND VALUE - MARKET		171,600
TOTAL MARKET VALUE		248,251
SOH/AGL Deduction		190,867
ASSESSED VALUE		57,384
TOTAL EXEMPTION VALUE	HX HB	32,384
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		248,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0602/1286	7/25/1990	WD	Q	I		25,000
GRANTOR: MAYO AMY J						
GRANTEE: MAYO MARJORIE ELAIN						
0484/0613	3/13/1986	WD	U	V		6,000
GRANTOR: NORMAN LUTHER C & NEL						
GRANTEE: MAYO AMY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S12 BAS=[YR=1993] S20 E40 N20 W40$ E40 N12$.

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	1242	WD DECK A	0	100	5	6	30.00	SF	10.00	10.00	100	1999	1999	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 60

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-	2104.00	135.00	104.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	171,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 171,600 Market: 0 Agricultural: 0 Common: 171,600 PRINTED 07/09/2026 BY SYS