LOT 8
IN OR 682 PG 697
WILLA VILLA SUB PB 3/57

BEATTY BENJAMIN R
516 SUNSET ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0880-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	05	ASPH TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

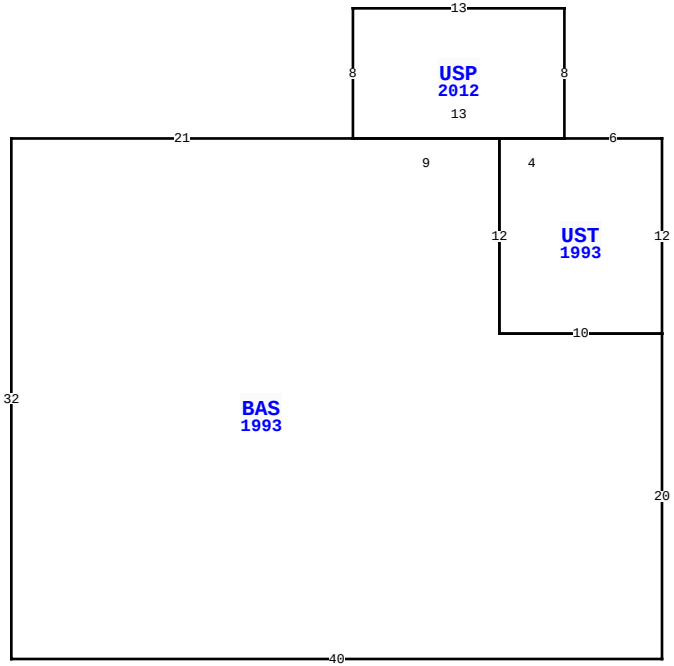
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1993	1,160	95,416
USP	104	30	2012	31	2,550
UST	120	45	1993	54	4,442
TOTALS	1,384			1,245	102,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	105.7880	111.08	138,295	1956	1970	0	0	0	25.95	74.05

1 SINGLE FAM 100% - 1996 Heated Area: 1160 HX Base Yr 1996



516 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		102,407
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		178,200
TOTAL MARKET VALUE		281,327
SOH/AGL Deduction		213,731
ASSESSED VALUE		67,596
TOTAL EXEMPTION VALUE	HX HB	42,596
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		281,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950397	REPAIR/RRF	1,200	10/01/1995
4769	ADDITION	13,000	03/25/1988
4906	REMODEL	1,000	03/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0682/0697	6/07/1993	WD	Q	I		41,500
GRANTOR: HORNE RHONDA BRADDOC						
GRANTEE: BEATTY BENJAMIN R						
0675/0163	2/09/1993	QC	Q	I	01	100
GRANTOR: ARNOLD KEVIN & PAM						
GRANTEE: BRADDOCK RHONDA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 USP=[YR=2012] N8 W13 S8 BAS=[YR=1993] W21 S32 E40 N20 W10 N12 W9$ E13$ W4 S12 E10 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
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	1,650.00	1,650.00	178,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 178,200 Market: 0 Agricultural: 0 Common: 178,200 PRINTED 07/09/2026 BY SYS