LOT 9
WILLA-VILLA SUB PB 3/57

S&P HOUSING GROUP LLC
PO BOX 554
CUMMING, GA 30028

2026

00-00-30-0880-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

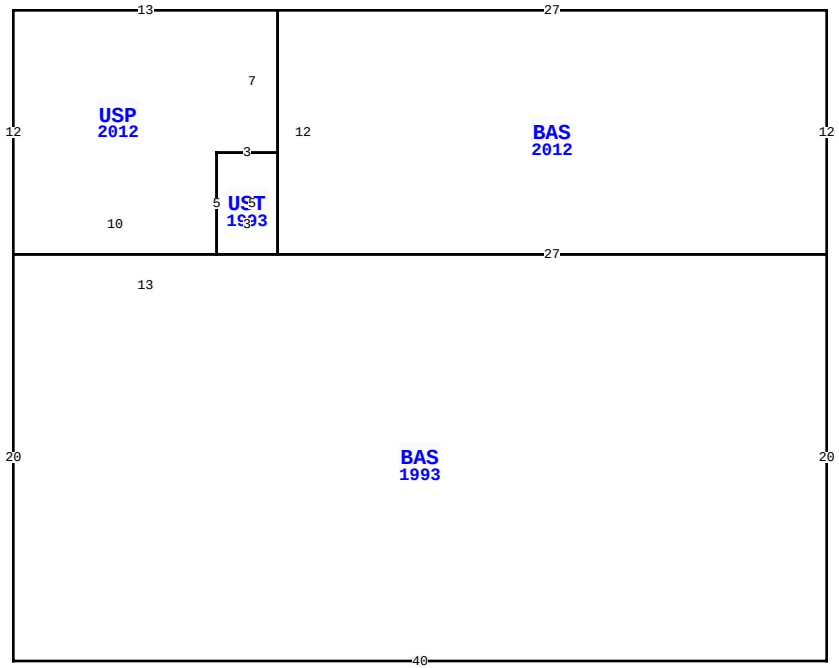
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	56,161
BAS	324	100	2012	324	22,746
USP	141	30	2012	42	2,948
UST	15	45	1993	7	492
TOTALS	1,280			1,173	82,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,173	104.4630	109.69	128,666	1955	1955	0	0	0	36.00	64.00

1 SINGLE FAM 0% - 2026 Heated Area: 1124 HX Base Yr



528 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	82,346
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	178,200
TOTAL MARKET VALUE	260,546
SOH/AGL Deduction	0
ASSESSED VALUE	260,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,546
TOTAL JUST VALUE	260,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226410	ADDITIION	101	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/813	1/21/2025	QC	U	I	11	100
GRANTOR: LAGASSE FELIX						
GRANTEE: S&P HOUSING GROUP L						
2755/1466	12/06/2024	WD	Q	I	01	250,000
GRANTOR: TOCE CHERYL D						
GRANTEE: LAGASSE FELIX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W27 USP=[YR=2012] W13 S12 BAS=[YR=1993] S20 E40 N20 W27 UST=[YR=1993] N5 W3 S5 E3$ W13$ E10 N5 E3 N7$ S12 E27 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 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