LOT 11
WILLA-VILLA SUB PB 3/57

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

2026

00-00-30-0880-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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	01	Quality Level 01

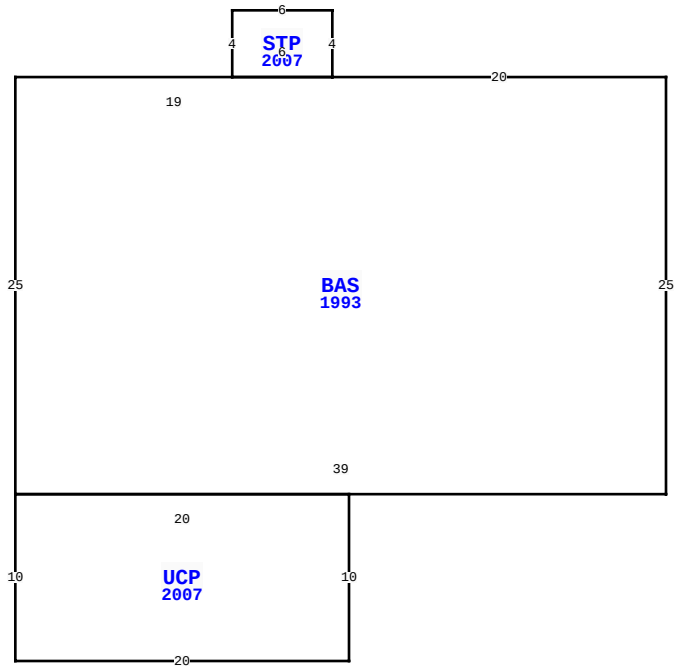
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	8,757
STP	24	10	2007	2	18
UCP	200	20	2007	40	359
TOTALS	1,199			1,017	9,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,017	42.7680	44.91	45,673	1962	1962	0	0	80	50.00	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 975 HX Base Yr



552 SUNSET RD, FERNANDINA BEACH

BLD DATE	07/15/2008 DJ	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	9,135
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	178,200
TOTAL MARKET VALUE	187,335
SOH/AGL Deduction	0
ASSESSED VALUE	187,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,335
TOTAL JUST VALUE	187,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012510	PRIVATE PROVIDER	150,000	11/12/2025
B250011347	BLDG DEMO	5,000	10/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2800/1180	7/14/2025	WD	U	I	37	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

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