LOT 12
WILLA-VILLA SUB PB 3/57

KENNEY THOMAS JAMES & JESSI LEIGH HOWARD
564 SUNSET RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0880-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04

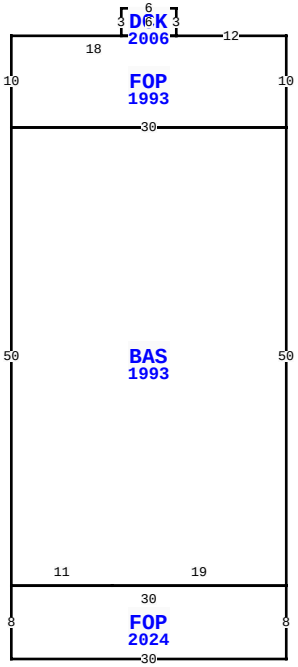
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	166,598
DCK	18	10	2006	2	222
FOP	300	30	1993	90	9,996
FOP	240	30	2024	72	7,997
TOTALS	2,058			1,664	184,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	120.5400	126.57	210,612	1960	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2025 Heated Area: 1500 HX Base Yr 2025



564 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		213,808
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		178,200
TOTAL MARKET VALUE		392,008
SOH/AGL Deduction		8,199
ASSESSED VALUE		383,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		332,398
TOTAL JUST VALUE		392,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1259	8/02/2024	WD	Q	I	01	463,500
GRANTOR: WILLIAMS ERIC C & AND						
GRANTEE: KENNEY THOMAS JAMES						
2156/0891	10/23/2017	QC	U	I	11	100
GRANTOR: WILLIAMS ERIC C & AND						
GRANTEE: WILLIAMS ERIC C & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-30,10] S50 E11 E19 N50 W30 $
FOP=[YR=1993;ORIG=0,0] W12 W18 S10 E30 N10 $
DCK=[YR=2006;ORIG=-12,0] N3 W6 S3 E6 $
FOP=[YR=2024;ORIG=-30,60] E30 S8 W30 N8 $
.

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	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 04/19/2024 BY HS Total Acres: 0.00 Total Land Value: 178,200 Market: 0 Agricultural: 0 Common: 178,200 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

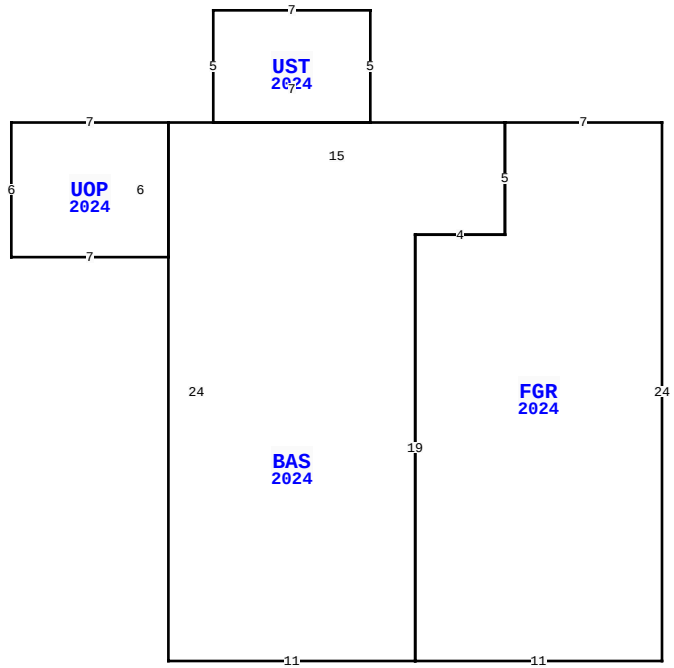
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	284	100	2024	284	18,631
FGR	244	55	2024	134	8,790
UOP	42	20	2024	8	525
UST	35	45	2024	16	1,050
TOTALS	605			442	28,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	442	129.8000	72.69	32,129	1974	2005	0	0	0	9.75	90.25

2 ACCESORY U 100% - 2025 Heated Area: 284 HX Base Yr 2025



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GRANTEE: KENNEY THOMAS JAMES						
2156/0891	10/23/2017	QC	U	I	11	100
GRANTOR: WILLIAMS ERIC C & AND						
GRANTEE: WILLIAMS ERIC C & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,40] E11 N19 E4 N5 W15 S24 $
FGR=[YR=2024;ORIG=75,16] E7 S24 W11 N19 E4 N5 $
UOP=[YR=2024;ORIG=53,16] E7 S6 W7 N6 $
UST=[YR=2024;ORIG=62,11] E7 S5 W7 N5 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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