

LOT 162
IN OR 2025/1740
FOREST HILLS 4 PB 4/61

MONROE MOI M III & CHERYL B
2017 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128D-0162-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	126	13,489
BAS	2,008	100	2,008	214,968
BAS	350	100	350	37,470
FGR	528	55	290	31,046
FOP	32	30	10	1,071

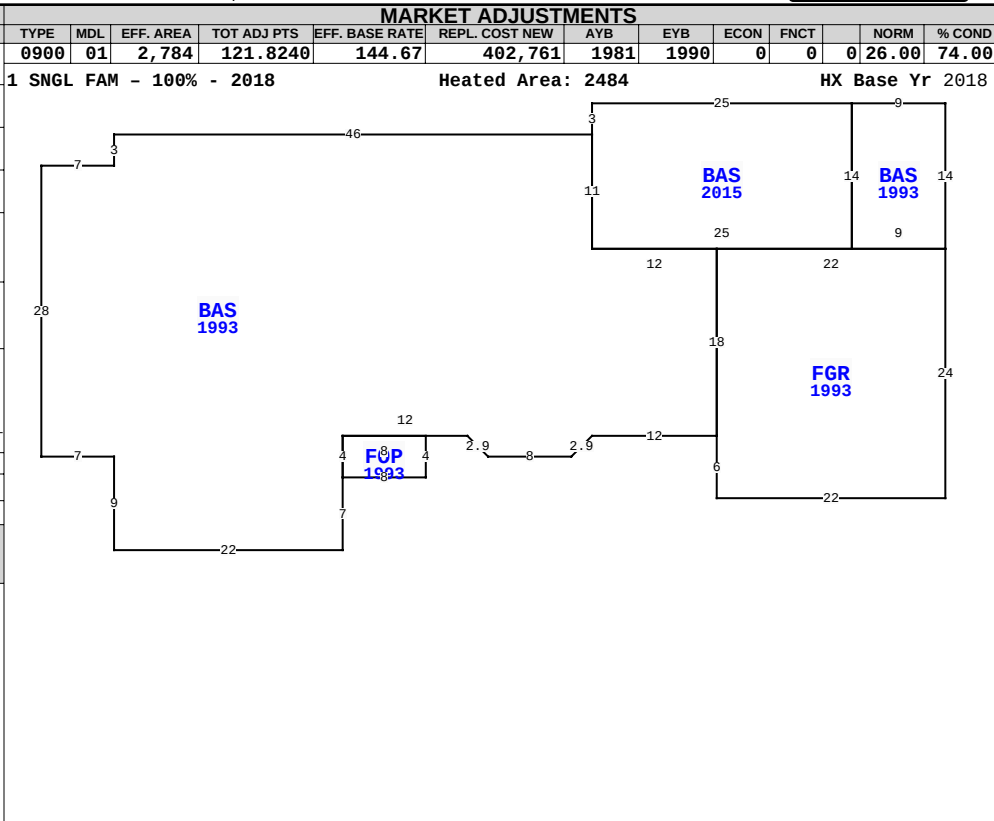
TOTALS	3,044		2,784	298,043
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	3,605	
2	0858	SCULP CONC	0	100	0	0	1,146.00	SF	13.00	13.00	100	1981	1981	3	77	11,471	
3	0825	BRICK	0	100	0	0	832.00	SF	12.50	12.50	100	1981	1981	3	77	8,008	
4	0940	SHEDS/PORT	0	100	10	6	60.00	SF	18.30	18.30	100	1982	1982	3	20	220	
5	0858	SCULP CONC	0	100	0	0	44.00	SF	13.00	13.00	100	1995	1995	3	91	521	
6	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1995	1995	3	72	468	
7	0469	VF LATTIC	0	100	0	0	216.00	SF	5.50	5.50	100	2008	2008	3	76	903	
8	0475	VF 4 SBPL	0	100	0	0	216.00	LF	14.00	14.00	100	2008	2008	3	76	2,298	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			120.00	125.00	1.00	LT		1.00	1.00	1.50	225,000.00	337,500.00	337,500							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2017 SUNRISE DR, FERNANDINA BEACH

TOTAL OB/XF																	27,950
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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	3,605	
2	0858	SCULP CONC	0	100	0	0	1,146.00	SF	13.00	13.00	100	1981	1981	3	77	11,471	
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5	0858	SCULP CONC	0	100	0	0	44.00	SF	13.00	13.00	100	1995	1995	3	91	521	
6	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1995	1995	3	72	468	
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1	000100	C	SFR	100			120.00	125.00	1.00	LT		1.00	1.00	1.50	225,000.00	337,500.00	337,500							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		298,043	
TOTAL MARKET OB/XF VALUE		27,950	
TOTAL LAND VALUE - MARKET		337,500	
TOTAL MARKET VALUE		663,493	
SOH/AGL Deduction		232,943	
ASSESSED VALUE		430,550	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		380,550	
TOTAL JUST VALUE		663,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110394	REPLACE SEWER PIP	3,400	03/21/2011
20081017	200LF FENCE	5,798	06/12/2008
20080962	H/AC	4,900	06/05/2008
991394	REPAIR/RRF	1,480	10/19/1999
7719	ADDITION	15,000	05/25/1993
5389	ADDITION	8,000	05/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1740	1/26/2016	QC	U	I	11	100
GRANTOR: MONROE MOI M III & CH						
GRANTEE: MONROE MOI M III &						
2018/0603	8/07/2015	WD	U	I	11	100
GRANTOR: JENKINS ROBERT S & SY						
GRANTEE: MONROE MOI M III &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=2015] W25 S3 BAS=[YR=1993] W46 S3 W7 S28 E7 S9 E22 N7 FOP=[YR=1993] E8 N4 W8 S4\$ N4 E12 D2 R2 E8 U2 R2 E12 FGR=[YR=1993] S6 E22 N24 W22 S18\$ N18 W12 N11\$ S11 E25 N14\$ S14 E9 N14\$.