

LOT 163
IN OR 2086/998
FOREST HILLS 4 PB 4/61

SASSER JOHN E & GINA M
2011 SUNRISE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128D-0163-0000



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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	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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	129,859
FGR	600	55	330	27,755
FOP	12	30	4	337
FSP	192	40	77	6,476
FST	84	55	46	3,869

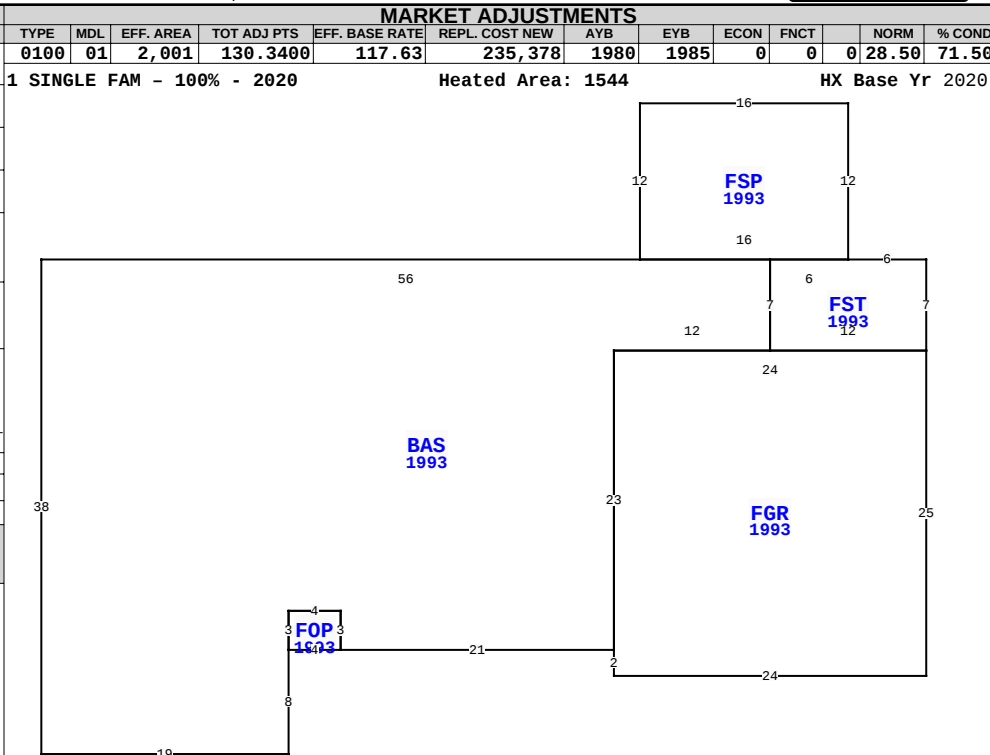
TOTALS	2,432		2,001	168,295
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EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
2	0810	CONCRETE A	0 100	0	0	1,680.00	SF	6.50	6.50	100	1980	1980	3	35	3,822	
3	0825	BRICK	0 100	65	4	260.00	SF	12.50	12.50	100	1982	1982	3	79	2,568	
4	0825	BRICK	0 100	4	4	16.00	SF	12.50	12.50	100	1982	1982	3	79	158	
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1980	1980	3	20	240	

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			105.00	125.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



2011 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	168,295	
TOTAL MARKET OB/XF VALUE	7,768	
TOTAL LAND VALUE - MARKET	225,000	
TOTAL MARKET VALUE	401,063	
SOH/AGL Deduction	106,270	
ASSESSED VALUE	294,793	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	244,793	
TOTAL JUST VALUE	401,063	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	399,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170837	REMODEL	38,980	03/22/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/0998	11/28/2016	WD	Q	I	01	293,500

GRANTOR: BURNET HENRY H IV & V
GRANTEE: SASSER JOHN E & GIN
1331/1877 7/11/2005 WD U I 07 100
GRANTOR: ROBINSON PENELOPE G T
GRANTEE: BURNET HENRY IV & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S38 E19 N8 FOP=[YR=1993] E4 N3 W4S3\$ N3 E4 S3 E21 FGR=[YR=1993] S2 E24 N25 FST=[YR=1993] N7 W6 FSP=[YR=1993] N12 W16 S12E16\$ W6 S7 E12 \$ W24 S23 \$ N23 E12 N7\$.