

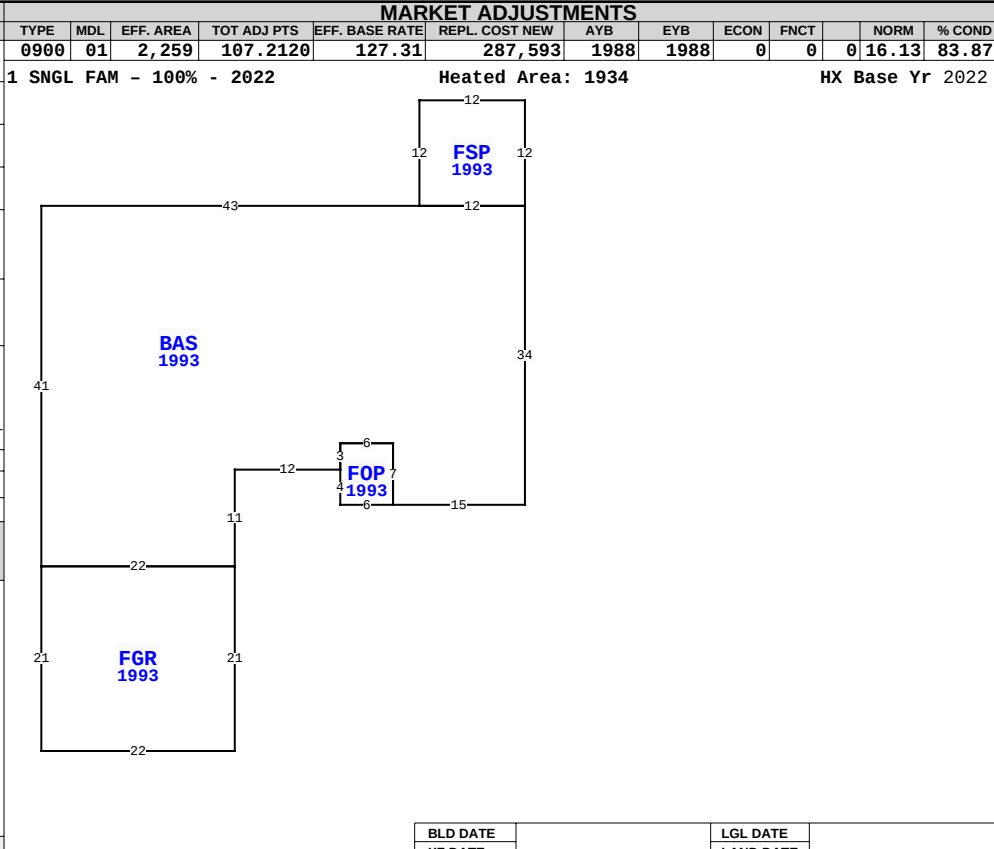


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	206,503
FGR	462	55	254	27,121
FOP	42	30	13	1,388
FSP	144	40	58	6,193
TOTALS	2,582		2,259	241,204



2007 SUNRISE DR, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	0	0	1,441.00	SF	6.50	6.50	100	1988	1988	3	57	5,339	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1988	1988	3	20	7,650	
3	0845	KOOL DECK	0	100	0	0	797.00	SF	7.25	7.25	100	1988	1988	3	57	3,294	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
5	0810	CONCRETE A	0	100	15	32	480.00	SF	6.50	6.50	100	1988	1988	3	57	1,778	

LAND DESCRIPTION										TOTAL OB/XF								19,381	
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	LA VA		
1	000100	C	SFR	100		R-1A	105.00	125.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		
REVIEW DATE: 05/03/2025 BY: DWH File # 0-00 File # 1111-005-000 Map # 0 Sub # 0																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			241,204
TOTAL MARKET OB/XF VALUE			19,381
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			485,585
SOH/AGL Deduction			11,593
ASSESSED VALUE			473,992
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			423,992
TOTAL JUST VALUE			485,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081131	REPAIR/RRF	10,385	07/08/2008
20060913	REPAIR/RRF	8,000	04/28/2006
4551B	N/A	70,000	11/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/0604	9/17/2021	WD	Q	I	01	499,000	
GRANTOR: KUCINSKI JOSEPH J & N							
GRANTEE: SCHRIVER JENNIFER							
0841/1178	7/20/1998	WD	Q	I		155,000	
GRANTOR: ADAMS CONNIE S							
GRANTEE: KUCINSKI JOSEPH J &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=1993] W12 S12 BAS=[YR=1993] W43 S41 FGR=[YR=1993] S21 E22 N21 W22\$ E22 N11 E12 FOP=[YR=1993] S4 E6 N7 W6 S3\$ N3 E6 S7 E15 N34 W12\$ E12 N12 \$.									