LOT 166
IN OR 1785/773
FOREST HILLS #4 PB 4/61

READY KIMBERLY K
2005 SUNRISE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128D-0166-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	04	Quality Level 04

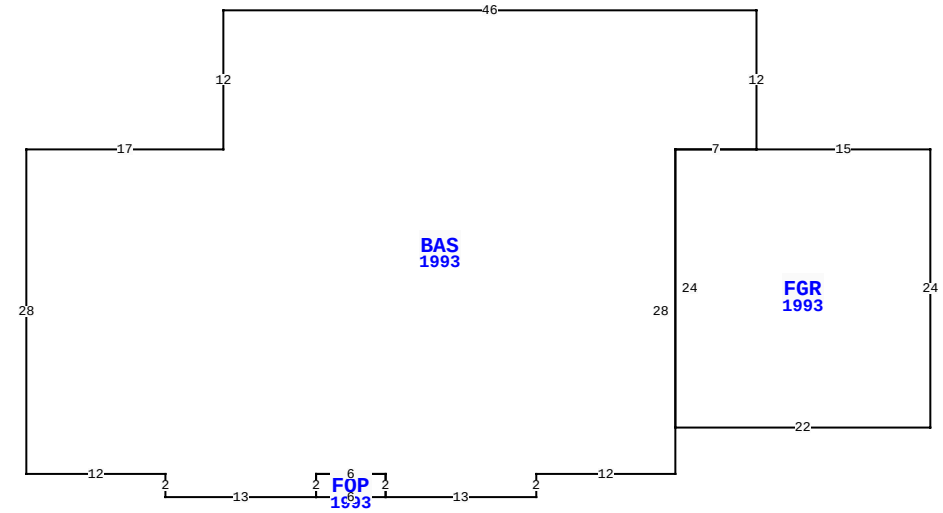
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	180,287
FGR	528	55	290	24,071
FOP	12	30	4	332
TOTALS	2,712		2,466	204,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	116.4240	105.07	259,103	1980	1990	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2172 HX Base Yr 2013



2005 SUNRISE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,691
TOTAL MARKET OB/XF VALUE		15,069
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		444,760
SOH/AGL Deduction		210,639
ASSESSED VALUE		234,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,121
TOTAL JUST VALUE		444,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091668	H/AC	5,845	12/08/2009
20060912	RE-ROOF W/30YR SH	8,000	04/28/2006
2003211	VINYL SDNG;SOFFT&	12,313	06/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1785/0773	3/09/2012	TD	U	I	30	100
GRANTOR: READY KIMBERLY K TRUS						
GRANTEE: READY KIMBERLY K						
1615/1477	4/16/2009	WD	U	I	19	100
GRANTOR: READY PATRICIA E						
GRANTEE: READY PATRICIA E TR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] N12 W46 S12 W17 S28 E12 S2 E13 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E13 N2 E12 N28 E7$ W7 S24 E22 N24$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	540.00	SF	6.50	6.50	100	1980	1980	3	35	1,229	
3	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	1984	1984	3	47	2,045	
5	0866	POOL FIBER	0	100	35	20	700.00	SF	72.00	72.00	100	1984	1984	3	20	10,080	

LAND DESCRIPTION

TOTAL OB/XF 15,069

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	SFR	100			105.00	125.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS