LOT 167
IN OR 690 PG 872
FOREST HILLS 4 PB 4/61

WEISENBORN WILLIAM & CHARLENE
2003 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128D-0167-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

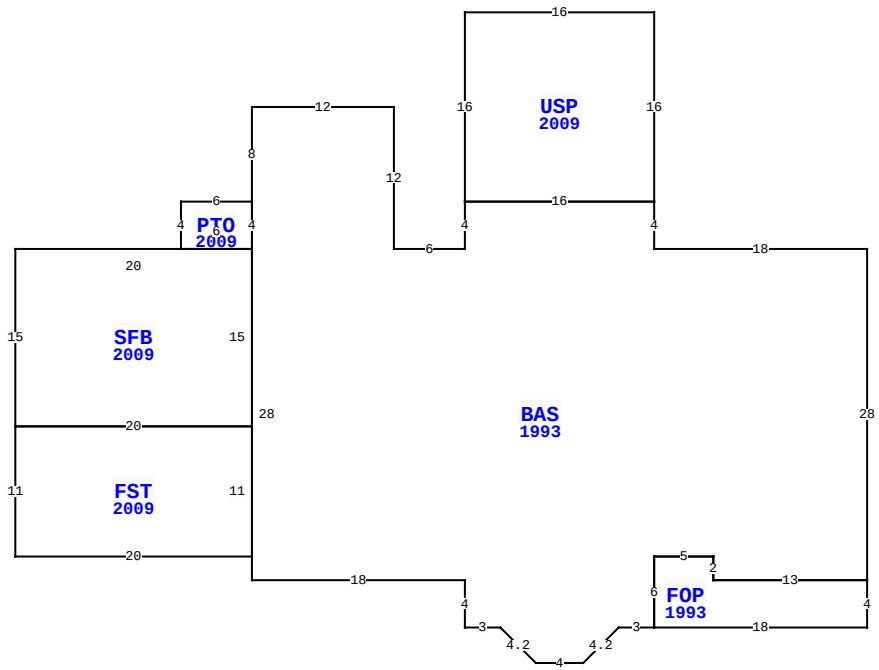
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1,739	160,652
FOP	82	30	25	2,310
FST	220	55	121	11,178
PTO	24	5	1	93
SFB	300	80	240	22,172
USP	256	30	77	7,114
TOTALS	2,621		2,203	203,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	118.3350	106.80	235,280	1979	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 0 Heated Area: 1979 HX Base Yr



2003 SUNRISE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,517
TOTAL MARKET OB/XF VALUE		4,971
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		433,488
SOH/AGL Deduction		252,729
ASSESSED VALUE		180,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,759
TOTAL JUST VALUE		433,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101440	OTHER	2,050	08/30/2010
20090834	REPAIR/RRF	2,500	06/29/2009
20090484	REPAIR/RRF	14,655	04/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0690/0872	10/14/1993	WD	Q	I		110,000
GRANTOR: CLOPP & FROST						
GRANTEE: WEISENBORN WM & C G						
0690/0870	10/14/1993	QC	U	I	06	100
GRANTOR: FERGUSON MICHELLE C						
GRANTEE: CLOPP HUBERT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 USP=[YR=2009] N16 W16 S16 E16$ W16S4W6N12W12 S8 PTO=[YR=2009] W6S4E6N4$ S4 SFB=[YR=2009] W20 S15 FST=[YR=2009] S11E20N11W20$ E20N15$ S28 E18 S4 E3 D3 R3 E4 R3 U3 E3FOP=[YR=1993] E18 N4 W13N2 W5 S6$ N6E5S2E13 N28$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	46.5	930	
2	0810	CONCRETE A	0	100	0	0	1,177.00	SF	6.50	6.50	100	1979	1979	3	32.5	2,486	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	45	864	
5	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2009	2009	3	60	576	
6	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	2009	2009	3	45	115	

LAND DESCRIPTION

TOTAL OB/XF 4,971

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	0006	R-1	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