

LOT 173
IN OR 1815/1713
FOREST HILLS 4 PB 4/61

MCCUTCHEN BYRON J & DEBORAH T
1915 SUNRISE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128D-0173-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	173,714
BAS	624	100	624	61,764
FOP	24	30	7	693
UOP	54	20	11	1,089

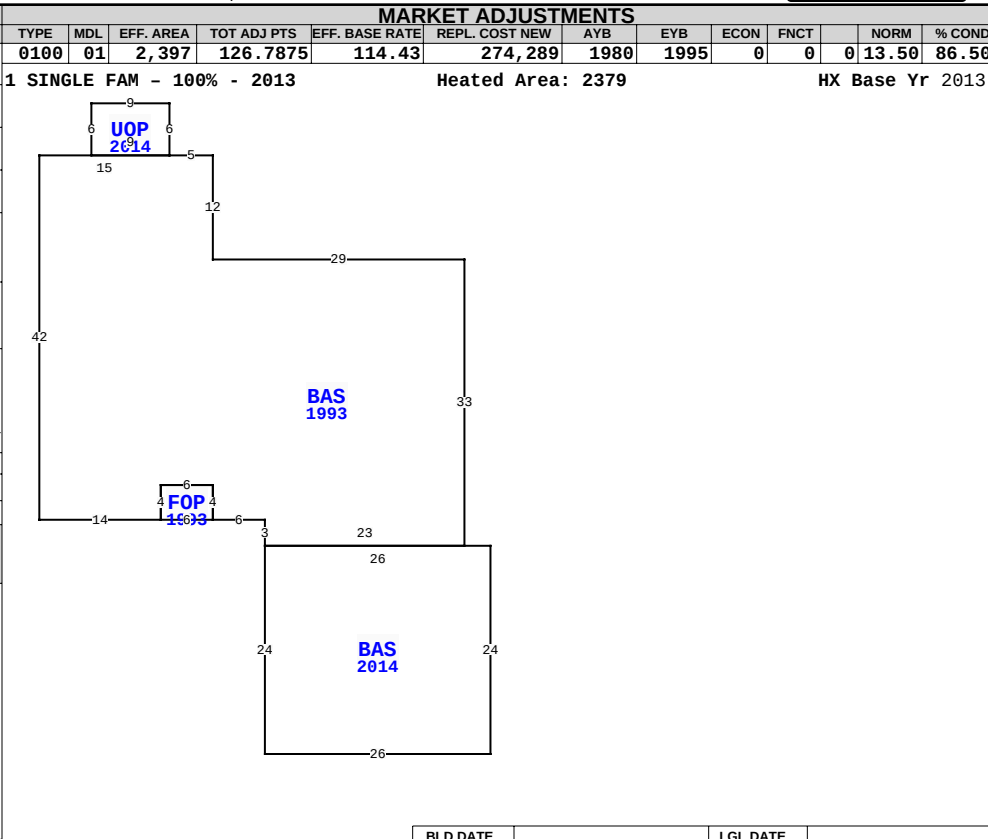
TOTALS	2,457		2,397	237,260
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EXTRA FEATURES

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
3	0861	POOL GUNIT	0 100	33	13	429.00	SF	85.00	85.00	100	1988	1988	3	20	7,293	
4	0845	KOOL DECK	0 100	97	3	291.00	SF	7.25	7.25	100	1988	1988	3	57	1,203	
5	0820	WOOD WALK	0 100	0	0	134.00	SF	11.75	11.75	100	1988	1988	3	40	630	
6	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1988	1988	3	57	534	
7	0940	SHEDS/PORT	0 100	20	15	300.00	SF	30.00	30.00	100	2008	2008	3	40	3,600	
8	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	2014	2014	3	70	224	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



1915 SUNRISE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF																13,484
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,260
TOTAL MARKET OB/XF VALUE		13,484
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		475,744
SOH/AGL Deduction		241,720
ASSESSED VALUE		234,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,024
TOTAL JUST VALUE		475,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080284	RE-ROOF W/30YR AR	10,100	02/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1815/1713	9/19/2012	WD	Q	I	02	240,000

GRANTOR: RAY JOHN R & LAURIE D
GRANTEE: MCCUTCHEN BYRON J &
0295/0001 7/01/1979 WD Q V 12,500
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 N12 W5 UOP=[YR=2014] N6 W9 S6 E9\$ W15 S42
E14 FOP=[YR=1993] E6 N4 W6S4\$ N4 E6 S4 E6 S3 BAS=[YR=2014]
S24 E26 N24W26\$ E23 N33\$.