

LOT 179
IN OR 736 PG 1033
FOREST HILLS # 4 PB 4/61

EAST MARY ANN
1920 SUNRISE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128D-0179-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	16	WD FR STUC 100	0900	01	3,192	113.6016	134.90	430,601	1996	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1997													Heated Area: 2830													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
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	1,642	100	1,642	196,033																									
BAS	556	100	556	66,379																									
FGR	420	55	231	27,578																									
FOP	256	30	77	9,192																									
FOP	128	30	38	4,537																									
FUS	632	100	632	75,452																									
PTO	327	5	16	1,910																									
TOTALS			3,961		3,192	381,082																							
EXTRA FEATURES			1920 SUNRISE DR, FERNANDINA BEACH																										
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	0858	SCULP CONC	0	100	0	0	1,926.00	SF	13.00	13.00	100	2002	2002	3	95	23,786													
2	0300	BOAT DCK W	0	100	307	4	1,228.00	SF	40.00	40.00	100	1996	1996	3	25	12,280													
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1996	1996	3	20	180													
6	0303	FLT DOCK W	0	100	21	8	168.00	SF	26.00	26.00	100	1996	1996	3	25	1,092													
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	400													
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975													
9	0825	BRICK	0	100	0	0	34.00	SF	12.50	12.50	100	2002	2002	3	95	404													
10	1127	BRICK 8"	0	100	0	0	192.00	SF	11.00	11.00	100	2002	2002	3	95	2,006													
11	0462	ST/AL FNC	0	100	40	3	120.00	SF	10.00	10.00	100	2002	2002	3	32	384													
12	0350	CARPORT WD	0	100	11	14	154.00	SF	13.00	13.00	100	2004	2004	3	24	480													
LAND DESCRIPTION			TOTAL OB/XF 43,987																										
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	000130	C	SFR WATER	100		R-1A	100.00	350.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000												
REVIEW DATE 07/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																													