

LOT 180
ESMT OR 1605/1321
FOREST HILLS 4 PB 4/61

AUSTIN BRYAN EDWARD & SARAH SULLIVAN
248 PRINCE AVE
ATHENS, GA 30601

2023

00-00-31-128D-0180-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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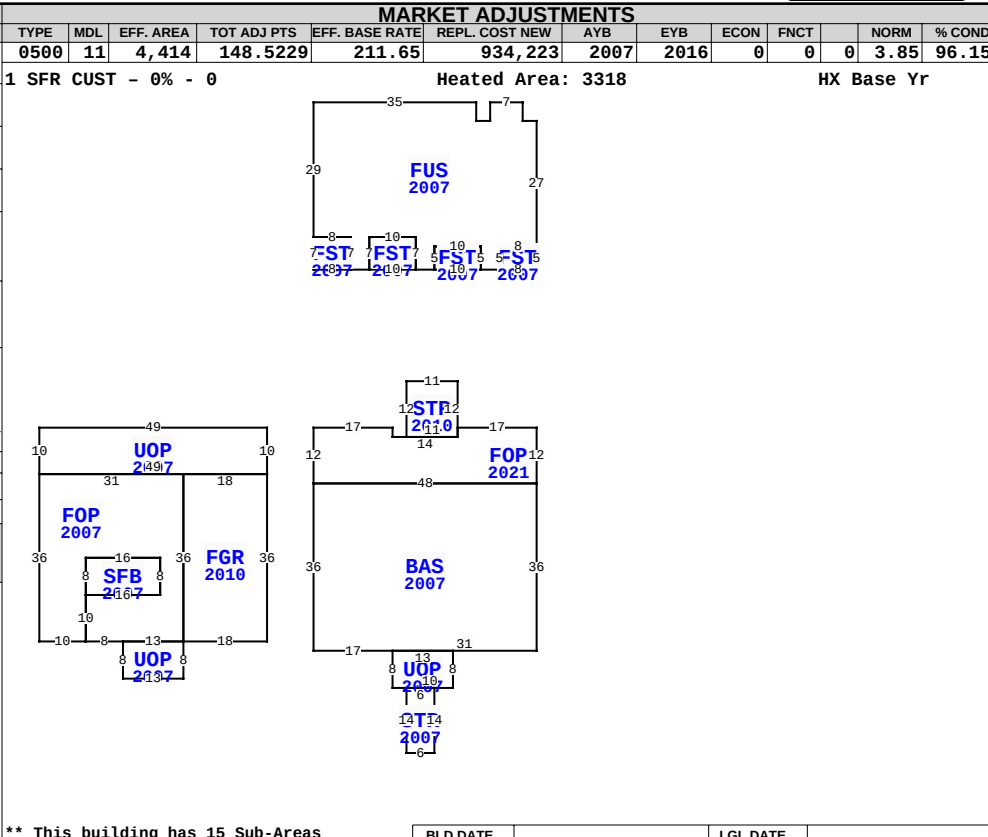
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	351,650
FGR	648	55	356	72,446
FOP	988	30	296	60,236
FOP	548	30	164	33,375
FST	40	55	22	4,477
FST	50	55	28	5,698
FST	56	55	31	6,308
FST	70	55	38	7,733
FUS	1,488	100	1,488	302,810
SFB	128	80	102	20,757
TOTALS	6,658		4,414	898,255

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0300	BOAT DCK W	0	0	318	4			1,272.00	SF	40.00				26,458	
2	0300	BOAT DCK W	0	0	0	0			456.00	SF	40.00				9,485	
3	0350	CARPORT WD	0	0	32	20			640.00	SF	9.88				2,213	
4	0322	BOAT LFT L	0	0	0	0			1.00	UT	3,000.00				1,050	
5	0300	BOAT DCK W	0	0	0	0			166.00	SF	40.00				3,453	
6	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				3,220	
7	0855	CONC PAVER	0	0	0	0			616.00	SF	10.00				6,037	
8	0920	CWALL-WD/M	0	0	0	0			38.00	LF	390.00				5,187	
9	1242	WD DECK A	0	0	8	4			32.00	SF	12.50				140	
10	1127	BRICK 8"	0	0	0	0			128.00	SF	11.00				1,380	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C



1926 SUNRISE DR, FERNANDINA BEACH

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

TOTAL OB/XF		
L N	USE CODE	CLS
1	000130	C

NASSAU COUNTY PROPERTY		
PAGE 1 of 2		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	898,255	
TOTAL MARKET OB/XF VALUE	103,726	
TOTAL LAND VALUE - MARKET	450,000	
TOTAL MARKET VALUE	1,451,981	
SOH/AGL Deduction	0	
ASSESSED VALUE	1,451,981	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,451,981	
TOTAL JUST VALUE	1,451,981	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,356,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190324	SWIM POOL	0	05/24/2019
20180806	PAVERS	0	03/08/2018
20100512	GAS	1,385	03/29/2010
20091612	XFOB	5,000	11/30/2009
20071217	XFOB	1,000	06/28/2007
20062607	H/AC	9,000	11/28/2006

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2439/0422	3/03/2021	WD Q
GRANTOR: GRAY JOSEPH F		
GRANTEE: AUSTIN BRYAN EDWARD		
2180/0842	2/19/2018	WD Q
GRANTOR: WURTZ THOMAS J		
GRANTEE: GRAY JOSEPH F		

BUILDING NOTES		

BUILDING DIMENSIONS		
UOP=[YR=2007] W49S10 FOP=[YR=2007] S36E10 N10 SFB=[YR=2007] E16N8W16S8N8E16S8 W16S10E8 UOP=[YR=2007] S8E13N8W13S E13 FGR=[YR=2010] E18N36W18S36N36 W31S E49 N10S PTR=E10 FOP=[YR=2021] S12 BAS=[YR=2007] S36E17 UOP=[YR=2007] S8 E3 STR=[YR=2007] S14E6N14W6S10N8W13 S36E17 UOP=[YR=2007] S8 E3 STR=[YR=2010] N12W11S12E11S W14N2 W17S W10S PTR=N70E10 FUS=[YR=2007] S29 FST=[YR=2007] S7E8N7W8S E8S7E4 FST=[YR=2007] E10N7W10S7S N7E10S7E4 FST=[YR=2007] E10N5W10S5S N5E10S5E4 FST=[YR=2007] E8N5W8S5S N5E8N27W3N4 W7S4W3N4W35S W10S70S.		

[illegible]