

BRYAN WILLIAM E JR & CHRISTINA
2006 SUNRISE DR
FERNANDINA BEACH, FL 32034

00-00-31-128D-0187-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 100								0900	01	5,142	115.7100	137.41	706,562	1986	2000		0	0	11.00	89.00	VALUATION BY								STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0										Heated Area: 4487										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										628,840									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										95,831									
Interior Floo	12	HARDWOOD 50																		TOTAL LAND VALUE - MARKET										832,500									
Interior Floo	15	HARDTILE 50																		TOTAL MARKET VALUE										1,557,171									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										981,552									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										575,619									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		4 100																		BASE TAXABLE VALUE										525,619									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										1,557,171									
Stories	2.	2. 100																		NCON VALUE										0									
Units	0	0 100								INCOME VALUE																													
BUD8 Adjustme	02	DIST FB 100								PREVIOUS YEAR MKT VALUE										1,465,635																			
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	3,349	100	3,349	409,566																																			
BAS	250	100	250	30,574																																			
DCK	36	10	4	490																																			
DCK	50	10	5	611																																			
DCK	24	10	2	245																																			
DCK	140	10	14	1,712																																			
FGR	576	55	317	38,768																																			
FOP	249	30	75	9,172																																			
FOP	749	30	225	27,516																																			
FUS	288	100	288	35,221																																			
TOTALS	6,377		5,142	628,840																																			
EXTRA FEATURES					2006 SUNRISE DR, FERNANDINA BEACH										BLD DATE					LGL DATE																			
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	4,340																								
4	0855	CONC PAVER	0 100	0	0	979.00	SF	10.00	10.00	100	1988	1988	3	57	5,580																								
5	0861	POOL GUNIT	0 100	31	17	527.00	SF	85.00	85.00	100	1988	1988	3	20	8,959																								
8	0920	CWALL-WD/M	0 100	0	0	220.00	LF	390.00	390.00	100	2003	2003	3	22	18,876																								
9	0855	CONC PAVER	0 100	126	13	1,638.00	SF	10.00	10.00	100	2005	2005	3	87	14,251																								
10	0300	BOAT DCK W	0 100	0	0	848.00	SF	48.00	48.00	100	2005	2005	3	44	17,910																								
12	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621																								
13	0303	FLT DOCK W	0 100	20	10	200.00	SF	31.20	31.20	100	2005	2005	3	44	2,746																								
14	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	540																								
15	0350	CARPORT WD	0 100	20	10	200.00	SF	19.76	19.76	100	2005	2005	3	27	1,067																								
LAND DESCRIPTION										TOTAL OB/XF										74,890																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000																						
2	000130	C	SFR WATER	100	0006	R-1	100.00	350.00	100.00	FF		1.00	1.00	0.85	4,500.00	3,825.00	382,500																						
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