

LOT 162
IN OR 2025/1740
FOREST HILLS 4 PB 4/61

MONROE MOI M III & CHERYL B
2017 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128D-0162-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	126	100	126	14,102
BAS	2,008	100	2,008	224,747
BAS	350	100	350	39,174
FGR	528	55	290	32,458
FOP	32	30	10	1,119

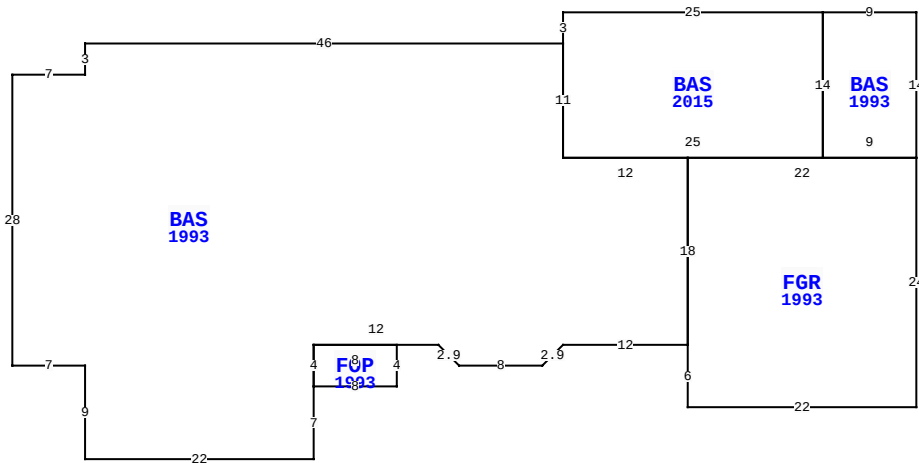
TOTALS	3,044		2,784	311,602
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0858	SCULP CONC	0	100	0	0	1,146.00	SF	13.00
3	0825	BRICK	0	100	0	0	832.00	SF	12.50
4	0940	SHEDS/PORT	0	100	10	6	60.00	SF	18.30
5	0858	SCULP CONC	0	100	0	0	44.00	SF	13.00
6	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50
7	0469	VF LATTIC	0	100	0	0	216.00	SF	5.50
8	0475	VF 4 SBPL	0	100	0	0	216.00	LF	14.00
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	120.00	125.00	1.00

REVIEW DATE 07/06/2020 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,784	121.8240	152.28	423,948	1981	1990		0	0	26.50
1 SNGL FAM - 100% - 2018 Heated Area: 2484 HX Base Yr 2018											



2017 SUNRISE DR, FERNANDINA BEACH

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

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

TOTAL OB/XF 27,161

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	000100	C	SFR	100		R-1	120.00	125.00	1.00	LT		1.00	1.00	1.40	275,000.00	385,000.00	385,000							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						311,602					
TOTAL MARKET OB/XF VALUE						27,161					
TOTAL LAND VALUE - MARKET						385,000					
TOTAL MARKET VALUE						723,763					
SOH/AGL Deduction						280,297					
ASSESSED VALUE						443,466					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						393,466					
TOTAL JUST VALUE						723,763					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						663,493					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110394	REPLACE SEWER PIP	3,400	03/21/2011
20081017	200LF FENCE	5,798	06/12/2008
20080962	H/AC	4,900	06/05/2008
991394	REPAIR/RRF	1,480	10/19/1999
7719	ADDITION	15,000	05/25/1993
5389	ADDITION	8,000	05/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2025/1740	1/26/2016	QC	U	I	11	100	
GRANTOR: MONROE MOI M III & CH							
GRANTEE: MONROE MOI M III &							
2018/0603	8/07/2015	WD	U	I	11	100	
GRANTOR: JENKINS ROBERT S & SY							
GRANTEE: MONROE MOI M III &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W9 BAS=[YR=2015] W25 S3 BAS=[YR=1993] W46 S3 W7 S28 E7 S9 E22 N7 FOP=[YR=1993] E8 N4 W8 S4\$ N4 E12 D2 R2 E8 U2 R2 E12 FGR=[YR=1993] S6 E22 N24 W22 S18\$ N18 W12 N11\$ S11 E25 N14\$ S14 E9 N14\$.									

Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/06/2024 BY SYS