LOT 167
IN OR 690 PG 872
FOREST HILLS 4 PB 4/61

**WEISENBORN WILLIAM & CHARLENE**
2003 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-128D-0167-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

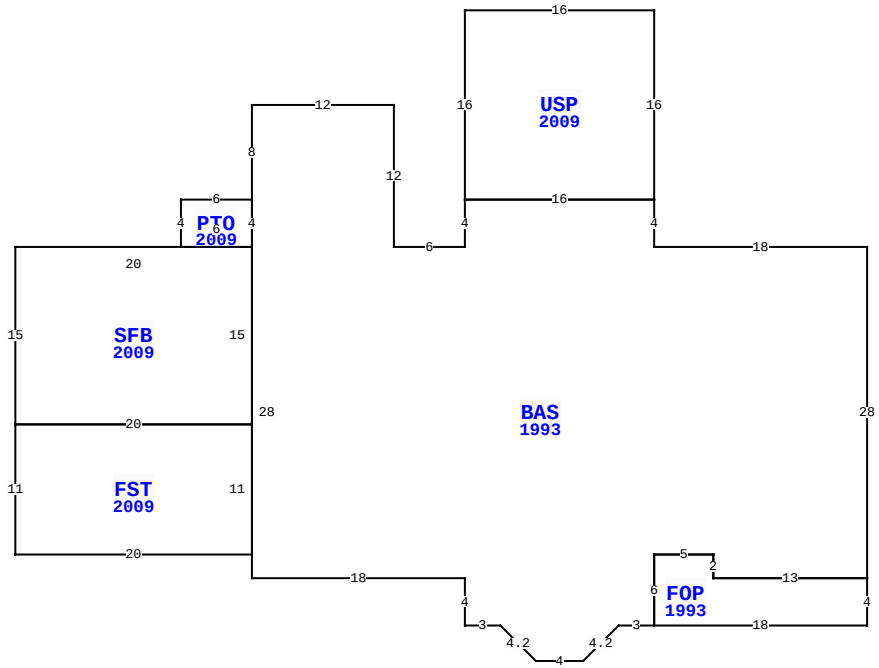
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,739 | 100 | 1,739 | 168,128 |
| FOP | 82 | 30 | 25 | 2,417 |
| FST | 220 | 55 | 121 | 11,699 |
| PTO | 24 | 5 | 1 | 96 |
| SFB | 300 | 80 | 240 | 23,204 |
| USP | 256 | 30 | 77 | 7,444 |
| TOTALS | 2,621 | | 2,203 | 212,988 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,203 | 118.3350 | 112.42 | 247,661 | 1979 | 1995 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1979 HX Base Yr




2003 SUNRISE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,988 |
| TOTAL MARKET OB/XF VALUE | | 4,583 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 492,571 |
| SOH/AGL Deduction | | 306,389 |
| ASSESSED VALUE | | 186,182 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 136,182 |
| TOTAL JUST VALUE | | 492,571 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 433,488 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101440 | OTHER | 2,050 | 08/30/2010 |
| 20090834 | REPAIR/RRF | 2,500 | 06/29/2009 |
| 20090484 | REPAIR/RRF | 14,655 | 04/21/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0690/0872 | 10/14/1993 | WD | Q | I | | 110,000 |
| GRANTOR: CLOPP & FROST | | | | | | |
| GRANTEE: WEISENBORN WM & C G | | | | | | |
| 0690/0870 | 10/14/1993 | QC | U | I | 06 | 100 |
| GRANTOR: FERGUSON MICHELLE C | | | | | | |
| GRANTEE: CLOPP HUBERT D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 USP=[YR=2009] N16 W16 S16 E16$ W16S4W6N12W12 S8 PTO=[YR=2009] W6S4E6N4$ S4 SFB=[YR=2009] W20 S15 FST=[YR=2009] S11E20N11W20$ E20N15$ S28 E18 S4 E3 D3 R3 E4 R3 U3 E3FOP=[YR=1993] E18 N4 W13N2 W5 S6$ N6E5S2E13 N28$.

## EXTRA FEATURES

| LN | 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1979 | 1979 | 3 | 44 | 880 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,177.00 | SF | 6.50 | 6.50 | 100 | 1979 | 1979 | 3 | 30 | 2,295 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 2009 | 2009 | 3 | 40 | 768 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 8 | 8 | 64.00 | SF | 15.00 | 15.00 | 100 | 2009 | 2009 | 3 | 56 | 538 | |
| 5 | 1243 | WD DECK F | 0 | 100 | 4 | 8 | 32.00 | SF | 8.00 | 8.00 | 100 | 2009 | 2009 | 3 | 40 | 102 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,583

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0006 | R-1 | 105.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS