



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
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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	2,132	100	2,132	340,117
FGR	484	55	266	42,435
FOP	48	30	14	2,233
UST	80	45	36	5,743

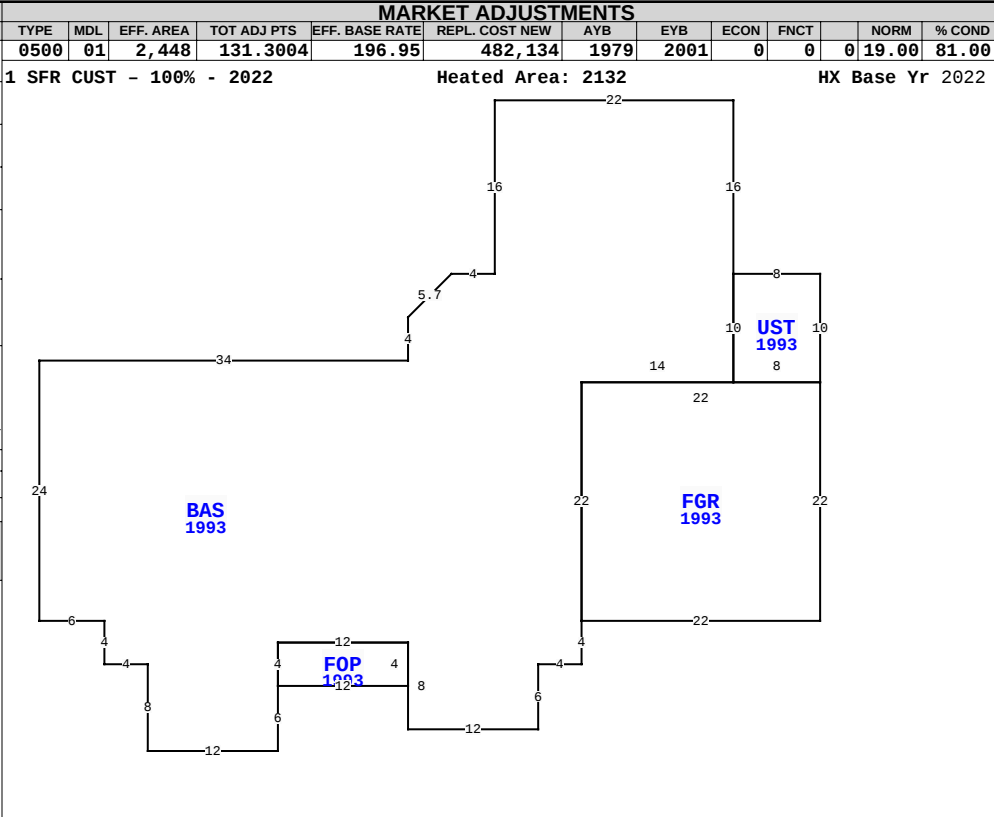
TOTALS	2,744		2,448	390,529
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	1979	1979	3	30	1,123	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	44	880	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	1982	1982	3	20	6,800	
4	0855	CONC PAVER	0	100	0	0	444.00	SF	10.00	10.00	100	2013	2013	3	94	4,174	
5	0478	VF 6 SLAT	0	100	0	0	290.00	LF	15.00	15.00	100	2000	2000	3	52	2,262	
6	0855	CONC PAVER	0	100	0	0	1,995.00	SF	10.00	10.00	100	2024	2023		100	19,950	
7	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2024	2023		100	8,640	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	

LAND DESCRIPTION

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	0006	R-1	117.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



1931 SUNRISE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		458,150
TOTAL MARKET OB/XF VALUE		44,729
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		777,879
SOH/AGL Deduction		74,728
ASSESSED VALUE		703,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		653,151
TOTAL JUST VALUE		777,879
NCON VALUE		97,111
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2314	CO		11/27/2023
20222314	ADDITION	0	10/05/2022
20222337	ADDITION	0	08/31/2022
20033477	REPAIR/RRF	800	07/11/2003
20020433	H/AC	0	03/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1543	3/10/2021	WD	Q	I	02	675,000

GRANTOR: TERRY DAVID B & SARA						
GRANTEE: ARAC JONATHAN & SUS						
1996/1845	8/11/2015	WD	U	I	38	212,000
GRANTOR: MCHUGH ANN M						
GRANTEE: TERRY DAVID B & SAR						

BUILDING NOTES

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BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] N16 W22 S16 W4 L4 D4 S4W34 S24 E6S4E4 S8E12 N6 FOP=[YR=1993] E12N4W12S4\$ N4E12S8 E12 N6E4N4 FGR=[YR=1993] E22 N22W22 S22\$ N22E14N10\$ S10E8N10\$.

ARAC JONATHAN &/BALEE SUSAN
1931 SUNRISE DR
FERNANDINA BEACH, FL 32034

2024

[illegible]



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	05	Quality Level 05		
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	353	100	353	21,357
FOP	88	30	26	1,573
STP	15	10	2	121
TOTALS	456		381	23,050

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	381	121.0000	60.50	23,050	2023	2023	0	0	0	0.00100.00
3 ACCESSORY U - 100% - 2024				Heated Area: 353				HX Base Yr 2022			