LOT 170
FOREST HILLS 4 PB 4/61

ROSSMEISSL ALAN J
1927 SUNRISE DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-128D-0170-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 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 | 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 |

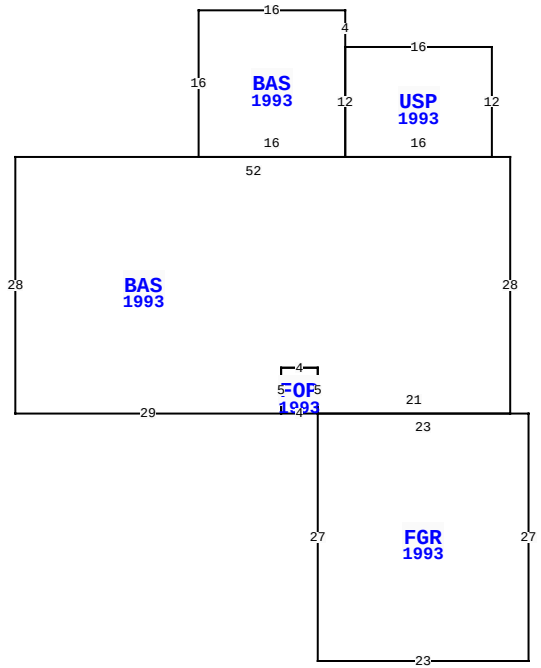
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 256 | 100 | 256 | 29,555 |
| BAS | 1,492 | 100 | 1,492 | 172,250 |
| FGR | 621 | 55 | 342 | 39,484 |
| FOP | 20 | 30 | 6 | 693 |
| USP | 192 | 30 | 58 | 6,696 |
| TOTALS | 2,581 | | 2,154 | 248,677 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,154 | 125.7438 | 157.18 | 338,566 | 1979 | 1985 | 0 | 0 | 0 | 26.55 | 73.45 |

1 SNGL FAM – 100% - 0 Heated Area: 1748 HX Base Yr




1927 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 | | 248,677 |
| TOTAL MARKET OB/XF VALUE | | 51,503 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 575,180 |
| SOH/AGL Deduction | | 359,272 |
| ASSESSED VALUE | | 215,908 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 165,908 |
| TOTAL JUST VALUE | | 575,180 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 515,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2023-0695 | AFU | 101,224 | 01/10/2024 |
| 20160460 | SWIM POOL | 49,000 | 02/22/2016 |
| 8528 | REPAIR/RRF | 2,500 | 08/29/1994 |
| 8406 | XFOB | 200 | 06/28/1994 |
| 4040 | N/A | 1,200 | 12/17/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2536/0414 | 8/28/2021 | QC | U | I | 11 | 100 |
| GRANTOR: ROSSMEISSL CAROL LEE | | | | | | |
| GRANTEE: ROSSMEISSL ALAN JOH | | | | | | |
| 0502/0544 | 11/01/1986 | WD | U | I | | 89,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=1993] N12 W16 BAS=[YR=1993] N4 W16 S16 E16 N12 $ S12 E16 $ W52 S28 E29 FOP=[YR=1993] E4 FGR=[YR=1993] S27 E23 N27 W23 $ N5 W4 S5 $ N5 E4 S5 E21 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1979 | 1979 | 3 | 44 | 1,540 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,115.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 2,355 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 15 | 30 | 450.00 | SF | 85.00 | 85.00 | 100 | 2016 | 2016 | 3 | 81 | 30,983 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 738.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 96 | 7,085 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 424.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 96 | 4,070 | |
| 6 | 0820 | WOOD WALK | 0 | 100 | 4 | 20 | 80.00 | SF | 11.75 | 11.75 | 100 | 2016 | 2016 | 3 | 58 | 545 | |
| 7 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 608.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 81 | 4,925 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,503

| 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 | | R-1 | 105.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

REVIEW DATE 05/21/2024 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS