



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,011	100	2,011	275,273
FEP	91	80	73	9,992
FGR	534	55	294	40,244
FOP	48	30	14	1,917
FSP	506	40	202	27,650
FUS	576	100	576	78,845
UST	88	45	40	5,475

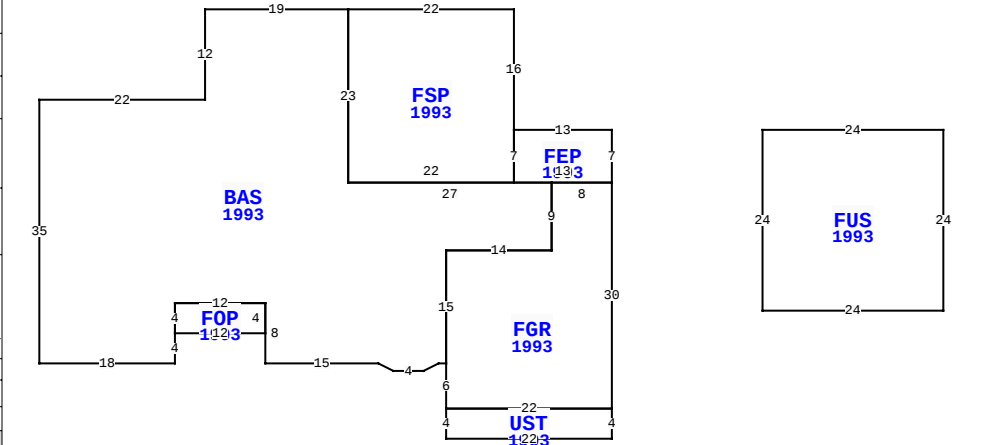
TOTALS	3,854		3,210	439,396
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0825	BRICK	0 100	51	4	204.00	SF	12.50	12.50
2	0810	CONCRETE A	0 100	0	0	2,094.00	SF	6.50	6.50
3	0300	BOAT DCK W	0 100	0	0	1,012.00	SF	40.00	40.00
4	0855	CONC PAVER	0 100	0	0	1,162.00	SF	10.00	10.00
5	0940	SHEDS/PORT	0 100	15	14	210.00	SF	30.00	30.00
6	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00
7	0825	BRICK	0 100	30	4	120.00	SF	12.50	12.50
8	0825	BRICK	0 100	36	3	108.00	SF	12.50	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		R-1	100.00	350.00	100.00
2	000130	C	SFR WATER	100		R-1	100.00	350.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,210	120.0738	180.11	578,153	1979	1989	0	0	0	24.00	76.00

1 SFR CUST - 100% - 0	Heated Area: 2587	HX Base Yr
-----------------------	-------------------	------------



1932 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

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	0825	BRICK	0 100	51	4	204.00	SF	12.50	12.50	100	1979	1979	3	72	1,836	
2	0810	CONCRETE A	0 100	0	0	2,094.00	SF	6.50	6.50	100	2003	2003	3	83	11,297	
3	0300	BOAT DCK W	0 100	0	0	1,012.00	SF	40.00	40.00	100	1984	1984	3	20	8,096	
4	0855	CONC PAVER	0 100	0	0	1,162.00	SF	10.00	10.00	100	2003	2003	3	83	9,645	
5	0940	SHEDS/PORT	0 100	15	14	210.00	SF	30.00	30.00	100	2000	2000	3	20	1,260	
6	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	
7	0825	BRICK	0 100	30	4	120.00	SF	12.50	12.50	100	1993	1993	3	89	1,335	
8	0825	BRICK	0 100	36	3	108.00	SF	12.50	12.50	100	1993	1993	3	89	1,202	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		R-1	100.00	350.00	100.00
2	000130	C	SFR WATER	100		R-1	100.00	350.00	100.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					439,396				
TOTAL MARKET OB/XF VALUE					35,055				
TOTAL LAND VALUE - MARKET					1,300,000				
TOTAL MARKET VALUE					1,774,451				
SOH/AGL Deduction					1,406,428				
ASSESSED VALUE					368,023				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					313,023				
TOTAL JUST VALUE					1,774,451				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,355,559				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121496	RE-ROOF	8,000	07/26/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2689/383	1/11/2024	LE U	I	11		100			
GRANTOR: WILLIAMS DIANE J									
GRANTEE: ROMAN CHRISTY LYNN									
0659/0829	5/26/1992	WD U	I			250,000			
GRANTOR: ROBINSON JAMES JR									
GRANTEE: WILLIAMS WM & DIANE									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FEP=[YR=1993] W13 FSP=[YR=1993] N16 W22 BAS=[YR=1993] W19 S12 W22 S35 E18 N4 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 S8E15 D1 R2 E4 U1 R2 E1FGR=[YR=1993] S6UST=[YR=1993] S4 E22 N4 W22\$ E22 N30W8 S9 W14 S15\$ N15 E14 N9 W27 N23\$ S23 E22 N7\$ S7 E13 N7 \$ PTR= E20 FUS=[YR=1993] E24 S24 W24 N24\$ W20\$.									