

LOT 183
IN OR 902/949
FOREST HILLS 4 PB 4/61

MOCK WILLIAM J JR & VIRGINIA C
P O BOX 706
FERNANDINA BEACH, FL 32035

2024

00-00-31-128D-0183-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 80
Exterior Wall	23 REINF CONC 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	06 CUST PANEL 30
Interior Floo	12 HARDWOOD 60
Interior Floo	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	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	
NEIGHBORHOOD/LOC	1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,054	100	4,054	604,299
FEP	32	80	26	3,875
FGR	841	55	463	69,016
FOP	70	30	21	3,130
FOP	228	30	68	10,136
FOP	233	30	70	10,435
FOP	323	30	97	14,459
FST	64	55	35	5,217
FST	70	55	38	5,664
FUS	428	100	428	63,799
TOTALS	9,826		8,173	1,218,288

** This building has 13 Sub-Areas

1934 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/18/2024 MLU

EXTRA FEATURES	
L N	OB/XF CODE
1	0300
2	0310
3	0920
4	0877
5	0100
6	0450
7	0450
8	1076
9	1075
10	1075

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
BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	100	2003	2003	3	32	8,320	
AL GANG WY	0	100	0	0	23.00	LF	115.00	115.00	100	2003	2003	3	21	555	
CWALL-WD/M	0	100	0	0	170.00	LF	390.00	390.00	100	2003	2003	3	21	13,923	
JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
BAR-B-Q	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
PREFAB FNC	0	100	0	0	37.00	LF	8.00	8.00	100	2004	2004	3	22	65	
PREFAB FNC	0	100	0	0	34.00	LF	16.00	16.00	100	2004	2004	3	22	120	
TRELLIS A	0	100	6	5	30.00	SF	7.50	7.50	100	2004	2004	3	36	81	
TRELLIS G	0	100	3	33	99.00	SF	35.00	35.00	100	2004	2004	3	36	1,247	
TRELLIS G	0	100	8	20	160.00	SF	35.00	35.00	100	2004	2004	3	36	2,016	

LAND DESCRIPTION	
L N	USE CODE
1	000130

TOTAL OB/XF	
TOT LND UTS	UNIT TYPE
100.00	FF

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,218,288
TOTAL MARKET OB/XF VALUE	180,594
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	2,048,882
SOH/AGL Deduction	802,192
ASSESSED VALUE	1,246,690
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	1,196,690
TOTAL JUST VALUE	2,048,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,803,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033809	NEW CONSTR	1,000	09/11/2003
20033783	NEW CONSTR	1,000	09/05/2003
20033755	OTHER	1,000	08/27/2003
20033723	OTHER	1,000	08/21/2003
20033587	SWIM POOL	18,000	07/30/2003
20033370	H/AC	19,000	06/30/2003

SALES DATA	
OFF RECORD Number	DATE
0902/0949	10/07/1999
GRANTOR: LEVY CARLOS A & KATHR	
GRANTEE: MOCK WILLIAM J JR &	
0851/1663	10/09/1998
GRANTOR: SPINNER EUGENE S & LI	
GRANTEE: LEVY CARLOS A & KAT	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2004]	W2 N1 W17 FOP=[YR=2004]
W31 S8 W18 S7 FOP=[YR=2004]	S5 E14 N5 W14 S E14 S5
BAS=[YR=2004]	W14 N5 W17 S31 W1 S5 E1 S13 E3 S4 E9 N4 E3 N9
E10 FOP=[YR=2004]	S3 E11 S2 E15 N3 W1 N8 W3 S2 W8 N2 W12 S6
W2 S E2 N6 E12 S2 E8 N2 E3 S8 E15 FGR=[YR=2004]	S35 E25 N12
FST=[YR=2004]	E4 N16 FEP=[YR=2004]
N4 W8 S4 E8 S W4 S16 S	N16 W4 N4 W2 N7 W5 FST=[YR=2004]
S6 W10 N7 E10 S1 S S6 W10	N2 W4 S E4 N5 E10 S1 E5 S7 E15 N18 E2 N14 E2 N9 W2 N6 W15 N7
W15 S10 W20 S8 W20 N4 S S4 E20 N19 E15 N5 S S5 W15 S11 E20	N10 E13 N6 S S6 E2 S7 E15 S1 E2 N13 S PTR= E15 FUS=[YR=2004]
E11 N6 E15 S5 E6 S11 E12 N11 E8 N8 E11 N8 E2 N2 E14 S2 E10 S7	W9 S20 E16 S8 W8 S16 SFB=[YR=2004]
E1 S22 W7 FUS=[YR=2004]	

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				2
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																			VALUATION BY					STANDARD						
																			Tax Group: 2					Tax Dist:						
																			BUILDING MARKET VALUE					1,218,288						
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