

LOT 185
IN OR 2040/1304 & OR 2040/1310
FOREST HILLS 4 PB 4/61

VANPUYMBROUCK ROBERT L & DONNA
2002 SUNRISE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128D-0185-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	06	Quality Level 06	
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	3,041	100	3,041	672,695
BAS	81	100	81	17,918
BAS	5	100	5	1,106
BAS	164	100	164	36,278
FGR	792	55	436	96,447
FGR	325	55	179	39,596
FOP	62	30	19	4,203
FSP	1,080	40	432	95,562
FUS	1,140	100	1,140	252,178
UOP	28	20	6	1,327
TOTALS	8,374		5,834	1,290,531

** This building has 12 Sub-Areas

2002 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

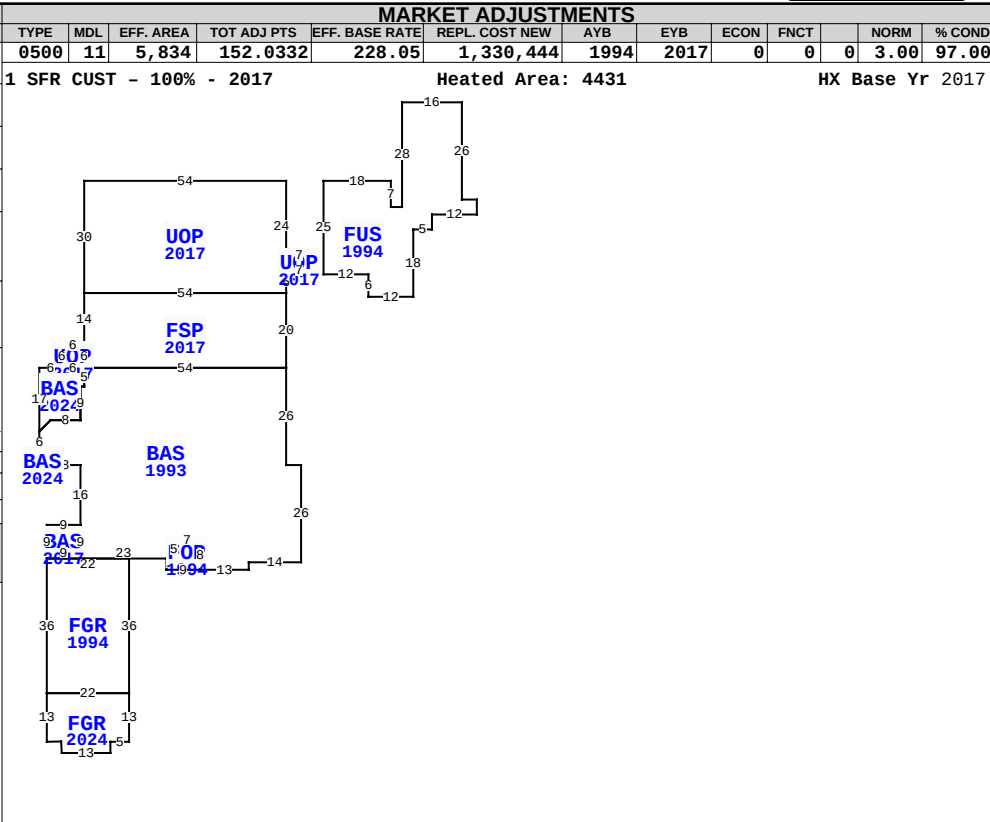
LGL DATE
LAND DATE
AG DATE

03/18/2024 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	0855	CONC PAVER	0 100	0	0	3,994.00	SF	10.00	10.00	100	2017	2017	3	97	38,742	
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	5,320	
3	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	
4	0300	BOAT DCK W	0 100	41	6	246.00	SF	40.00	40.00	100	1989	1989	3	87	8,561	
5	0855	CONC PAVER	0 100	0	0	692.00	SF	15.00	15.00	100	2017	2017	3	97	10,069	
6	0920	CWALL-WD/M	0 100	0	0	280.00	LF	390.00	390.00	100	2003	2003	3	21	22,932	
7	0317	CK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	400	
8	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	1994	1994	3	68	283	
9	1124	CB/STC 4"	0 100	14	4	56.00	SF	6.50	6.50	100	1994	1994	3	68	248	
10	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2017	2017	3	84	36,557	

LAND DESCRIPTION	
L N	USE CODE
1	000130

TOTAL OB/XF										123,688												
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
06	R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000										



NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,290,531
TOTAL MARKET OB/XF VALUE	205,537
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	2,146,068
SOH/AGL Deduction	829,898
ASSESSED VALUE	1,316,170
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	1,266,170
TOTAL JUST VALUE	2,146,068
NCON VALUE	90,585
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,693,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211319	GARAGE	0	05/21/2021
20161484	CO ISSUED	0	04/27/2017
20163263	ALUMFNC	0	11/30/2016
20161484	ADDITION	200,680	05/26/2016
20101424	REPAIR/RRF	1,200	08/25/2010
20100471	REMODEL	15,400	03/19/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2040/1310	4/15/2016	WD U	I	11	
GRANTOR: KEFFER RICHARD W JR R					
GRANTEE: VANPUYMBROUCK ROBER					
2040/1304	4/15/2016	WD U	I	19	
GRANTOR: KEFFER RICHARD W III					
GRANTEE: VANPUYMBROUCK ROBER					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=-54,50] S5 W1 S9 W8 D3L3 S6 D3R3 E8 S16 S9 E23 E2 N5 E7 S8 E13 N2 E14 N26 W4 N26 W54 \$	
UOP=[YR=2017;ORIG=0,0] W54 S30 E54 N6 N24 \$	
FUS=[YR=1994;ORIG=10,0] E18 S7 E3 N28 E16 S26 E4 S4 W12 S4 W5 S18 W12 N6 W12 N25 \$	
FSP=[YR=2017;ORIG=-54,30] S14 S6 E54 N20 W54 \$	
FGR=[YR=1994;ORIG=-64,101] S36 E22 N36 W22 \$	
BAS=[YR=2017;ORIG=-55,92] W9 S9 E9 N9 \$	
FOP=[YR=1994;ORIG=-32,101] S3 E9 N8 W7 S5 W2 \$	
UOP=[YR=2017;ORIG=-54,44] W6 S6 E6 N6 \$	
UOP=[YR=2017;ORIG=0,24] E7 N4 W7 S4 \$	
PTR=[ORIG=0,0] E10 W10 \$	

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