LOT 192
IN OR 2025/1740
FOREST HILLS 4 PB 4/61

**MONROE MOI M III & CHERYL B**
2017 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-128D-0192-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SUNRISE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 51,263 |
| TOTAL LAND VALUE - MARKET | 4,000 |
| TOTAL MARKET VALUE | 55,263 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,263 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,263 |
| TOTAL JUST VALUE | 55,263 |
| NCON VALUE | 2,700 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 54,506 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2025/1740 | 1/26/2016 | QC | U | I | 11 | 100 |
| GRANTOR: MONROE MOI M III & CH | | | | | | |
| GRANTEE: MONROE MOI M III & | | | | | | |
| 2018/0601 | 8/07/2015 | QC | U | V | 11 | 100 |
| GRANTOR: JENKINS ROBERT S & SY | | | | | | |
| GRANTEE: MONROE MOI M III & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0304 | DOCK MD WD | 0 | 0 | 413 | 4 | 1,652.00 | SF | 28.00 | 28.00 | 100 | 2016 | 2016 | 3 | 81 | 37,467 | |
| 2 | 0310 | AL GANG WY | 0 | 0 | 0 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 2016 | 2016 | 3 | 74 | 1,702 | |
| 3 | 0303 | FLT DOCK W | 0 | 0 | 16 | 8 | 128.00 | SF | 26.00 | 26.00 | 100 | 2016 | 2016 | 3 | 81 | 2,696 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 36 | 14 | 504.00 | SF | 13.00 | 13.00 | 100 | 2016 | 2016 | 3 | 74 | 4,848 | |
| 5 | 0323 | BOAT LFT H | 0 | 0 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2016 | 2016 | 3 | 74 | 1,850 | |
| 6 | 0325 | BOAT LFT C | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2020 | 2020 | | 90 | 2,700 | |

## LAND DESCRIPTION

TOTAL OB/XF 51,263

| 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 | 000116 | C | SFR MARSH | 0 | 0006 | R-1 | 111.00 | 177.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 4,000 | | | | | | | |

REVIEW DATE 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 08/06/2024 BY SYS