LOT 163
IN OR 2086/998
FOREST HILLS 4 PB 4/61

SASSER JOHN E & GINA M
2011 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0163-0000

BUILDING CHARACTERISTICS

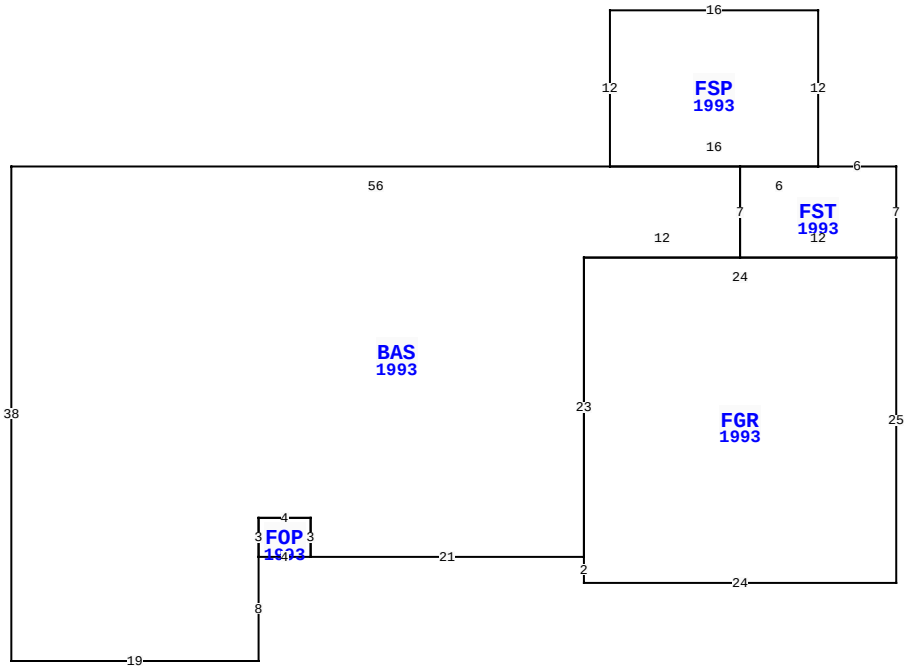
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1993	1,544	141,878
FGR	600	55	1993	330	30,323
FOP	12	30	1993	4	367
FSP	192	40	1993	77	7,075
FST	84	55	1993	46	4,227
TOTALS	2,432			2,001	183,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	130.3400	130.34	260,810	1980	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1544 HX Base Yr 2020



2011 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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		183,871
TOTAL MARKET OB/XF VALUE		6,744
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		490,615
SOH/AGL Deduction		178,173
ASSESSED VALUE		312,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		261,720
TOTAL JUST VALUE		490,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170837	REMODEL	38,980	03/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/0998	11/28/2016	WD	Q	I	01	293,500
GRANTOR: BURNET HENRY H IV & V						
GRANTEE: SASSER JOHN E & GIN						
1331/1877	7/11/2005	WD	U	I	07	100
GRANTOR: ROBINSON PENELOPE G T						
GRANTEE: BURNET HENRY IV & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S38 E19 N8 FOP=[YR=1993] E4 N3 W4S3$ N3 E4 S3 E21 FGR=[YR=1993] S2 E24 N25 FST=[YR=1993] N7 W6 FSP=[YR=1993] N12 W16 S12E16$ W6 S7 E12 $ W24 S23 $ N23 E12 N7$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0810	CONCRETE A	0	100	0	0	1,680.00	SF	6.50	6.50	100	1980	1980	3	30	3,276	
3	0825	BRICK	0	100	65	4	260.00	SF	12.50	12.50	100	1982	1982	3	75	2,438	
4	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	1982	1982	3	75	150	

LAND DESCRIPTION

TOTAL OB/XF 6,744

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	RES	100		R-1	105.00	125.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS