

LOT 164
IN OR 1272/1818
FOREST HILLS #4 PB 4/61

KENT BARBARA B
2009 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0164-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

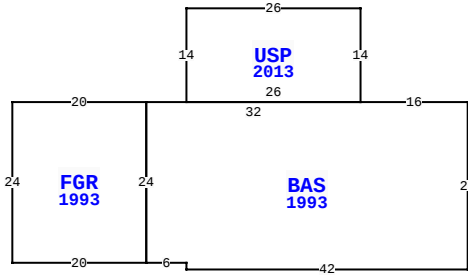
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,194	100	1993	1,194	117,079
FGR	480	55	1993	264	25,887
FUS	1,050	100	1993	1,050	102,959
USP	364	30	2013	109	10,688
TOTALS	3,088			2,617	256,613

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,192.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0810	CONCRETE A	0	100	67	3	201.00	SF	6.50	6.50	
4	0825	BRICK	0	100	2	6	12.00	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	UNIT TYPE	NOTES
1	000100	C	RES	100		R-1	105.00	125.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,617	118.1376	118.14	309,172	1982	1990	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 2005 Heated Area: 2244 HX Base Yr 2005											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		256,613	
TOTAL MARKET OB/XF VALUE		4,262	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		560,875	
SOH/AGL Deduction		295,125	
ASSESSED VALUE		265,750	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		210,028	
TOTAL JUST VALUE		560,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121918	PHOTOVOLTAIC SOLA	16,350	09/17/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1272/1818	11/10/2004	WD	Q	I		325,000	
GRANTOR: THOMPSON JAMES & LAUR							
GRANTEE: KENT BARBARA B							
1105/1681	1/07/2003	WD	U	I	07	100	
GRANTOR: JORDAN BRUCE & VIRGIN							
GRANTEE: THOMPSON JAMES & LA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 USP=[YR=2013] N14 W26 S14 E26\$ W32FGR=[YR=1993] W20 S24 E20 N24\$ S24 E6 S1 E42 N25\$ PTR=E25 FUS=[YR=1993] E42 S25 W42 N25\$ W25\$.											

2009 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2025 MLU

TOTAL OB/XF 4,262

Total Acres: 0.00 Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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