

**SCHRIVER JENNIFER**  
2007 SUNRISE DR  
FERNANDINA BEACH, FL 32034

**00-00-31-128D-0165-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70  
12 CEDAR 30  
03 GABLE/HIP 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
14 CARPET 80  
11 CLAY TILE 20  
03 CENTRAL 100  
04 AIR DUCTED 100  
3 100  
2 100  
02 WOOD FRAME 100  
1. 1. 100  
0 100  
02 DIST FB 100  
00 NONE 100  
03 Quality Level 03  
0100 SINGLE FAMILY  
MAP NUMMKT AREA01  
NEIGHBORHOOD/LOC1007.00  
AREATOTALGROSSPCTOFBASEYEARTOT ADJ SUBAREA  
TYPEAREABASEYEARADJMARKET  
BAS1,93410019931,934227,773  
FGR46255199325429,914  
FOP42301993131,531  
FSP144401993586,831  
  
TOTALS2,5822,259266,049

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS  
0900012,259107.2120  
EFF. BASE RATE  
141.52  
REPL. COST NEW  
319,694  
AYB  
1988  
EYB  
1988  
ECON  
0  
FNCT  
0  
NORM  
16.78  
% COND  
83.22

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE266,049  
TOTAL MARKET OB/XF VALUE18,388  
TOTAL LAND VALUE - MARKET300,000  
TOTAL MARKET VALUE584,437  
SOH/AGL Deduction82,067  
ASSESSED VALUE502,370  
TOTAL EXEMPTION VALUEHX HB50,722  
BASE TAXABLE VALUE451,648  
TOTAL JUST VALUE584,437  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE546,832

PERMIT NUMDESCRIPTIONAMTISSUED

20081131REPAIR/RRF10,38507/08/2008  
20060913REPAIR/RRF8,00004/28/2006  
4551BN/A70,00011/02/1987

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE  
2498/06049/17/2021WDQI01499,000  
GRANTOR: KUCINSKI JOSEPH J & N  
GRANTEE: SCHRIVER JENNIFER  
0841/11787/20/1998WDQI155,000  
GRANTOR: ADAMS CONNIE S  
GRANTEE: KUCINSKI JOSEPH J &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W12 S12 BAS=[YR=1993] W43 S41 FGR=[YR=1993] S21 E22 N21 W22\$ E22 N11 E12 FOP=[YR=1993] S4 E6 N7 W6 S3\$ N3 E6 S7 E15 N34 W12\$ E12 N12 \$ .

EXTRA FEATURES

2007 SUNRISE DR, FERNANDINA BEACH

BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/09/2025MLU

LAND DESCRIPTION

TOTAL OB/XF18,388

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTITYPEDTDPHT FACT% COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100R-1105.00125.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000

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