LOT 166
IN OR 1785/773
FOREST HILLS #4 PB 4/61

READY KIMBERLY K
2005 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0166-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

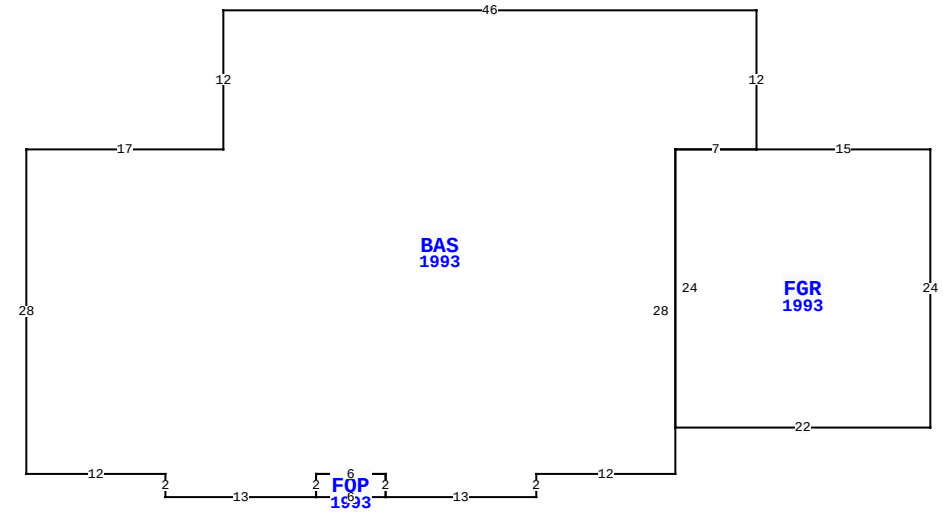
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	2,172	100	1993	2,172	197,234
FGR	528	55	1993	290	26,334
FOP	12	30	1993	4	363
TOTALS	2,712			2,466	223,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,466	116.4240	116.42	287,092	1980	1990	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2172 HX Base Yr 2013



2005 SUNRISE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,932
TOTAL MARKET OB/XF VALUE		14,457
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		538,389
SOH/AGL Deduction		290,251
ASSESSED VALUE		248,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,416
TOTAL JUST VALUE		538,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091668	H/AC	5,845	12/08/2009
20060912	RE-ROOF W/30YR SH	8,000	04/28/2006
2003211	VINYL SDNG;SOFFT&	12,313	06/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1785/0773	3/09/2012	TD	U	I	30	100
GRANTOR: READY KIMBERLY K TRUS						
GRANTEE: READY KIMBERLY K						
1615/1477	4/16/2009	WD	U	I	19	100
GRANTOR: READY PATRICIA E						
GRANTEE: READY PATRICIA E TR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 BAS=[YR=1993] N12 W46 S12 W17 S28 E12 S2 E13 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E13 N2 E12 N28 E7$ W7 S24 E22 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	540.00	SF	6.50	6.50	100	1980	1980	3	30	1,053	
3	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	1984	1984	3	41	1,784	
4	0866	POOL FIBER	0	100	35	20	700.00	SF	72.00	72.00	100	1984	1984	3	20	10,080	

LAND DESCRIPTION

TOTAL OB/XF 14,457

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