LOT 167
FOREST HILLS 4 PB 4/61

HARPER CATHERINE REVOCABLE TRUST/HARPER CATHERINE
PO BOX 4396
ST AUGUSTINE, FL 32085

2025

00-00-31-128D-0167-0000

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	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

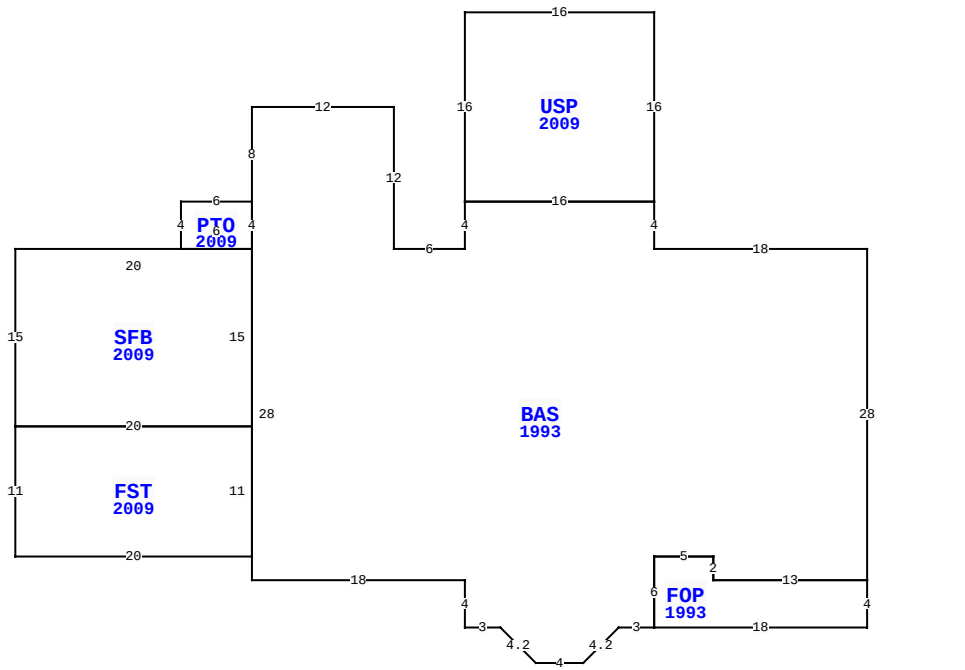
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1993	1,739	175,953
FOP	82	30	1993	25	2,530
FST	220	55	2009	121	12,243
PTO	24	5	2009	1	101
SFB	300	80	2009	240	24,284
USP	256	30	2009	77	7,791
TOTALS	2,621			2,203	222,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	118.3350	118.34	260,703	1979	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 0 Heated Area: 1979 HX Base Yr 1993



2003 SUNRISE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,901
TOTAL MARKET OB/XF VALUE		4,320
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		527,221
SOH/AGL Deduction		335,640
ASSESSED VALUE		191,581
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,859
TOTAL JUST VALUE		527,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101440	OTHER	2,050	08/30/2010
20090834	REPAIR/RRF	2,500	06/29/2009
20090484	REPAIR/RRF	14,655	04/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/840	7/23/2025	WD	Q	I	01	725,000
GRANTOR: WEISENBORN WILLIAM &						
GRANTEE: HARPER CATHERINE RE						
0690/0872	10/14/1993	WD	Q	I		110,000
GRANTOR: CLOPP & FROST						
GRANTEE: WEISENBORN WM & C G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 USP=[YR=2009] N16 W16 S16 E16$ W16S4W6N12W12 S8 PTO=[YR=2009] W6S4E6N4$ S4 SFB=[YR=2009] W20 S15 FST=[YR=2009] S11E20N11W20$ E20N15$ S28 E18 S4 E3 D3 R3 E4 R3 U3 E3FOP=[YR=1993] E18 N4 W13N2 W5 S6$ N6E5S2E13 N28$.

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	1979	1979	3	42	840	
2	0810	CONCRETE A	0	100	0	0	1,177.00	SF	6.50	6.50	100	1979	1979	3	29	2,219	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	35	672	
4	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2009	2009	3	52	499	
5	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	2009	2009	3	35	90	

LAND DESCRIPTION

TOTAL OB/XF 4,320

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	0006	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