

LOT 168
IN OR 1372/1122
FOREST HILLS #4 PB 4/61

SCRUGGS STEPHEN R/MCCANNELL-SCRUGGS CARRIE S
2001 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0168-0000



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	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	Quality Level 06
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	2,045	100	1993	2,045	196,723
FGR	550	55	1993	302	29,052
FOP	136	30	1993	41	3,944
FST	128	55	1993	70	6,734

TOTALS	2,859			2,458	236,453
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,504.00	SF	6.50
3	0861	POOL GUNIT	0	100	33	14	462.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	409.00	SF	7.25
5	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20
6	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50
7	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	114.00	235.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,458	136.4544	136.45	335,394	1979	1985	0	0	29.50	70.50
1 SINGLE FAM - 100% - 2006											
Heated Area: 2045											
HX Base Yr 2006											

2001 SUNRISE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1979	1979	3	42	1,470	
2	0810	CONCRETE A	0	100	0	0	1,504.00	SF	6.50	6.50	100	1979	1979	3	29	2,835	
3	0861	POOL GUNIT	0	100	33	14	462.00	SF	85.00	85.00	100	1989	1989	3	20	7,854	
4	0845	KOOL DECK	0	100	0	0	409.00	SF	7.25	7.25	100	1989	1989	3	54.5	1,616	
5	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	100	1990	1990	3	57	2,060	
6	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2009	2009	3	52	374	
7	1076	TRELLIS A	0	100	12	8	96.00	SF	7.50	7.50	100	2009	2009	3	52	374	

TOTAL OB/XF											16,583		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-1	114.00	235.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3		

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				236,453	
TOTAL MARKET OB/XF VALUE				16,583	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				553,036	
SOH/AGL Deduction				298,142	
ASSESSED VALUE				254,894	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				204,172	
TOTAL JUST VALUE				553,036	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				518,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081450	OTHER	1,800	09/16/2008
20081451	ELEC OTHER	200	09/16/2008
20081447	ADDITION	2,200	09/15/2008
20011401	REPAIR/RRF	4,000	03/08/2001
5391	SWIM POOL	10,000	05/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1372/1122	12/08/2005	WD	Q	I		349,900	
GRANTOR: MCCANNELL JAMES H & S							
GRANTEE: SCRUGGS STEPHEN R &							
0367/0301	8/01/1982	WD	Q	I		99,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S8 W31 FST=[YR=1993] W16 S8 FGR=[YR=1993] S25 E22 N25 W22\$ E16 N8\$ S8 E6 S27 FOP=[YR=1993] S3 E32 N5 W20 S2 W12\$ E12 N2 E41 N41\$.									