



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	1993	2,132	354,932
FGR	484	55	1993	266	44,284
FOP	48	30	1993	14	2,330
UST	80	45	1993	36	5,993

TOTALS	2,744			2,448	407,540
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	1979	1979	3	29	1,086	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	42	840	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	100	1982	1982	3	20	6,800	
4	0855	CONC PAVER	0	100	0	0	444.00	SF	10.00	10.00	100	2013	2013	3	93	4,129	
5	0478	VF 6 SLAT	0	100	0	0	290.00	LF	15.00	15.00	100	2000	2000	3	48	2,088	
6	0855	CONC PAVER	0	100	0	0	1,995.00	SF	10.00	10.00	100	2024	2023		100	19,950	
7	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2024	2023		98	8,467	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

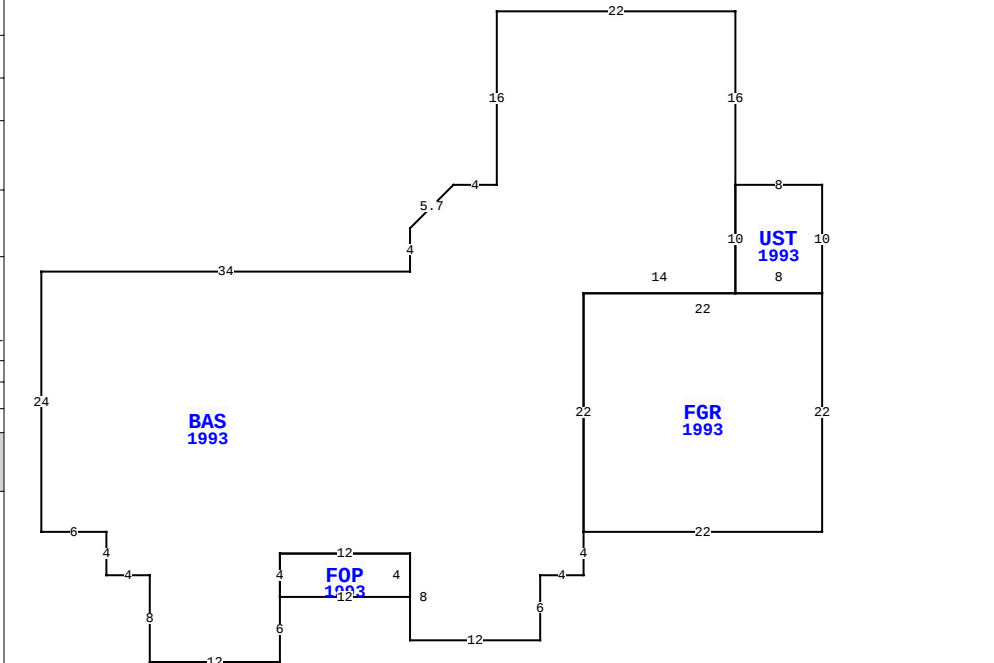
LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	117.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,448	131.3004	207.45	507,838	1979	2001	0	0	0 19.75	80.25

1 SFR CUST - 100% - 2022 Heated Area: 2132 HX Base Yr 2022



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

1931 SUNRISE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY PAGE 1 of 3 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		479,224
TOTAL MARKET OB/XF VALUE		44,251
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		823,475
SOH/AGL Deduction		99,933
ASSESSED VALUE		723,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		672,820
TOTAL JUST VALUE		823,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		777,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2314	CO		11/27/2023
20222314	ADDITION	0	10/05/2022
20222337	ADDITION	0	08/31/2022
20033477	REPAIR/RRF	800	07/11/2003
20020433	H/AC	0	03/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/1192	5/29/2025	WD	Q	I	01	1,150,000
GRANTOR: ARAC JONATHAN &						
GRANTEE: MILLER ADRIENNE LIV						
2442/1543	3/10/2021	WD	Q	I	02	675,000
GRANTOR: TERRY DAVID B & SARA						
GRANTEE: ARAC JONATHAN & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 BAS=[YR=1993] N16 W22 S16 W4 L4 D4 S4W34 S24 E6S4E4 S8E12 N6 FOP=[YR=1993] E12N4W12S4\$ N4E12S8 E12 N6E4N4 FGR=[YR=1993] E22 N22W22 S22\$ N22E14N10\$ S10E8N10\$.

MILLER ADRIENNE LIVING TRUST/MILLAR ADRIENNE TRUST
47 LONG POINT DR
FERNANDINA BEACH, FL 32034

00-00-31-128D-0169-0000

[illegible]

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