LOT 170
FOREST HILLS 4 PB 4/61

ROSSMEISSL ALAN J
1927 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0170-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	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

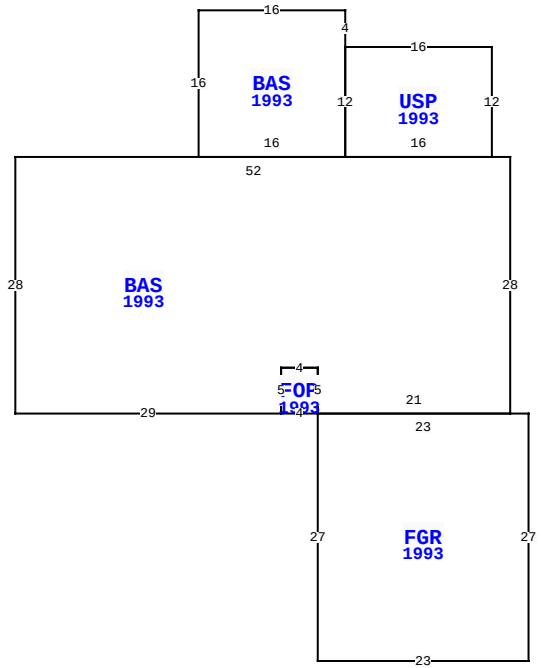
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100	1993	256	31,018
BAS	1,492	100	1993	1,492	180,779
FGR	621	55	1993	342	41,438
FOP	20	30	1993	6	727
USP	192	30	1993	58	7,028
TOTALS	2,581			2,154	260,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,154	125.7438	165.98	357,521	1979	1985	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 0 Heated Area: 1748 HX Base Yr 1987



1927 SUNRISE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,990
TOTAL MARKET OB/XF VALUE		49,768
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		610,758
SOH/AGL Deduction		388,589
ASSESSED VALUE		222,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,447
TOTAL JUST VALUE		610,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0695	ADU	101,224	01/10/2024
20160460	SWIM POOL	49,000	02/22/2016
8528	REPAIR/RRF	2,500	08/29/1994
8406	XFOB	200	06/28/1994
4040	N/A	1,200	12/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0414	8/28/2021	QC	U	I	11	100
GRANTOR: ROSSMEISSL CAROL LEE						
GRANTEE: ROSSMEISSL ALAN JOH						
0502/0544	11/01/1986	WD	U	I		89,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=1993] N12 W16 BAS=[YR=1993] N4 W16 S16 E16 N12 $ S12 E16 $ W52 S28 E29 FOP=[YR=1993] E4 FGR=[YR=1993] S27 E23 N27 W23 $ N5 W4 S5 $ N5 E4 S5 E21 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	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	1,115.00	SF	6.50	6.50	100	1980	1980	3	30	2,174	
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2016	2016	3	78	29,835	
4	0855	CONC PAVER	0	100	0	0	738.00	SF	10.00	10.00	100	2016	2016	3	95	7,011	
5	0855	CONC PAVER	0	100	0	0	424.00	SF	10.00	10.00	100	2016	2016	3	95	4,028	
6	0820	WOOD WALK	0	100	4	20	80.00	SF	11.75	11.75	100	2016	2016	3	54	508	
7	0462	ST/AL FNC	0	100	0	0	608.00	SF	10.00	10.00	100	2016	2016	3	78	4,742	

LAND DESCRIPTION

TOTAL OB/XF 49,768

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	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/12/2024 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS