

LOT 172  
IN OR 2021/1014  
FOREST HILLS 4 PB 4/61

ERICKSEN TODD  
1919 SUNRISE DR  
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0172-0000



| 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 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,982            | 100         | 1993 | 1,982        | 176,858              |
| FGR       | 591              | 55          | 1993 | 325          | 29,000               |
| FOP       | 128              | 30          | 1993 | 38           | 3,391                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,701 |  |  | 2,345 | 209,249 |
|--------|-------|--|--|-------|---------|

| 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  | 1,446.00 | SF | 6.50     |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 9  | 12 | 108.00   | SF | 30.00    |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 4  | 12 | 48.00    | SF | 6.50     |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 16 | 13 | 208.00   | SF | 6.50     |
| 6              | 0528       | GLASS ROOM  | 0   | 100 | 0  | 0  | 267.00   | SF | 76.50    |
| 7              | 0835       | QUARY TILE  | 0   | 100 | 0  | 0  | 267.00   | SF | 10.00    |

| 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      | 105.00 | 150.00 | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/12/2019 | BY | KBA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                       | 01  | 2,345     | 126.5670    | 126.57         | 296,807        | 1979 | 1985 | 0    | 0    | 0 29.50 | 70.50  |
| 1 SINGLE FAM - 100% - 2006 |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1982          |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr 2006            |     |           |             |                |                |      |      |      |      |         |        |
|                            |     |           |             |                |                |      |      |      |      |         |        |

1919 SUNRISE DR, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

|            |     |
|------------|-----|
| 04/09/2025 | MLU |
|------------|-----|

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 209,249   |             |
| TOTAL MARKET OB/XF VALUE  |  | 11,505    |             |
| TOTAL LAND VALUE - MARKET |  | 300,000   |             |
| TOTAL MARKET VALUE        |  | 520,754   |             |
| SOH/AGL Deduction         |  | 277,438   |             |
| ASSESSED VALUE            |  | 243,316   |             |
| TOTAL EXEMPTION VALUE     |  | 50,722    |             |
| BASE TAXABLE VALUE        |  | 192,594   |             |
| TOTAL JUST VALUE          |  | 520,754   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 486,939   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 19984065   | XFOB        | 25,900 | 07/27/1998 |
| B8935      | REPAIR/RRF  | 2,000  | 03/16/1995 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2021/1014                      | 12/10/2015 | QC        | U   | I   | 11     | 100        |
| GRANTOR: ERICKSEN SHAYNA       |            |           |     |     |        |            |
| GRANTEE: ERICKSEN TODD         |            |           |     |     |        |            |
| 1333/1438                      | 7/15/2005  | WD        | Q   | I   |        | 330,000    |
| GRANTOR: MILLER WILLIAM SR & G |            |           |     |     |        |            |
| GRANTEE: ERICKSEN TODD & SHA   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W26 N2 W7 S2 W36S43 E18 FOP=[YR=1993] E16 N8 W16 S8 \$ N8 E27 FGR=[YR=1993] E24 N26 W13 S3 W11 S23\$ N23 E11 N3 E13 N9 \$ . |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |        |        |             |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| 11,505      |          |     |                      |     |     |          |        |        |             |
| 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      | 105.00 | 150.00 | 1.00        |

|         |   |
|---------|---|
| Market: | 0 |
|---------|---|

|               |         |
|---------------|---------|
| Agricultural: | 0       |
| Common:       | 300,000 |

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