LOT 173
IN OR 1815/1713
FOREST HILLS 4 PB 4/61

MCCUTCHEN BYRON J & DEBORAH T
1915 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0173-0000

BUILDING CHARACTERISTICS

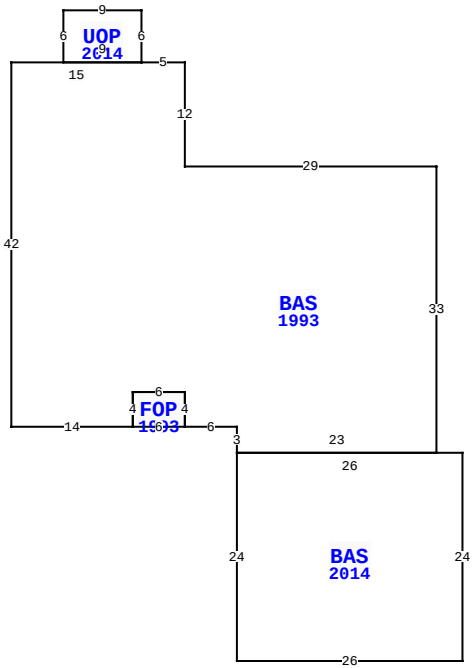
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,755	100	1993	1,755	190,251
BAS	624	100	2014	624	67,645
FOP	24	30	1993	7	759
UOP	54	20	2014	11	1,193
TOTALS	2,457			2,397	259,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,397	126.7875	126.79	303,916	1980	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2013 Heated Area: 2379 HX Base Yr 2013



1915 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		259,848
TOTAL MARKET OB/XF VALUE		12,489
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		572,337
SOH/AGL Deduction		324,302
ASSESSED VALUE		248,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,313
TOTAL JUST VALUE		572,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080284	RE-ROOF W/30YR AR	10,100	02/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1815/1713	9/19/2012	WD	Q	I	02	240,000
GRANTOR: RAY JOHN R & LAURYE D						
GRANTEE: MCCUTCHEN BYRON J &						
0295/0001	7/01/1979	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 N12 W5 UOP=[YR=2014] N6 W9 S6 E9$ W15 S42 E14 FOP=[YR=1993] E6 N4 W6S4$ N4 E6 S4 E6 S3 BAS=[YR=2014] S24 E26 N24W26$ E23 N33$.

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	0861	POOL GUNIT	0	100	33	13	429.00	SF	85.00	85.00	100	1988	1988	3	20	7,293	
2	0845	KOOL DECK	0	100	97	3	291.00	SF	7.25	7.25	100	1988	1988	3	52	1,097	
3	0820	WOOD WALK	0	100	0	0	134.00	SF	11.75	11.75	100	1988	1988	3	40	630	
4	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1988	1988	3	52	487	
5	0940	SHEDS/PORT	0	100	20	15	300.00	SF	30.00	30.00	100	2008	2008	3	31	2,790	
6	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2014	2014	3	60	192	

LAND DESCRIPTION

TOTAL OB/XF 12,489

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

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS