LOT 177
IN OR 1894/140
FOREST HILLS 4 PB 4/61

LAREDO ANDREW F & MARIANNE
1912 SUNRISE DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-128D-0177-0000**

## BUILDING CHARACTERISTICS

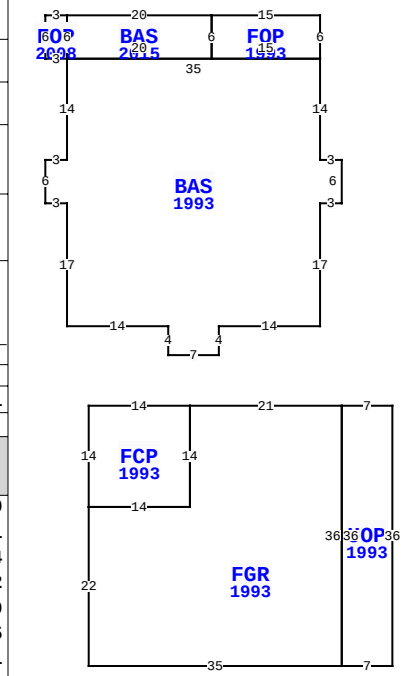
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 12 | CEDAR 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |
| 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 | 1,359 | 100 | 1993 | 1,359 | 172,610 |
| BAS | 120 | 100 | 2015 | 120 | 15,241 |
| FCP | 196 | 25 | 1993 | 49 | 6,224 |
| FGR | 1,064 | 55 | 1993 | 585 | 74,302 |
| FOP | 90 | 30 | 1993 | 27 | 3,429 |
| FOP | 18 | 30 | 2008 | 5 | 635 |
| UOP | 252 | 20 | 1993 | 50 | 6,351 |
| TOTALS | 3,099 | | | 2,195 | 278,793 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,195 | 112.2100 | 148.12 | 325,123 | 1979 | 1995 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 100% - 2025 Heated Area: 1479 HX Base Yr 2025




1912 SUNRISE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/18/2024 MLU |
| INC DATE | | AG DATE | |

## 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 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 2005 | 2005 | 3 | 84 | 840 | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 278,793 |
| TOTAL MARKET OB/XF VALUE | | 2,310 |
| TOTAL LAND VALUE - MARKET | | 650,000 |
| TOTAL MARKET VALUE | | 931,103 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 931,103 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 880,381 |
| TOTAL JUST VALUE | | 931,103 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 917,939 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20142715 | ADDITION | 4,835 | 12/30/2014 |
| 20110795 | REPAIR/RRF | 3,000 | 05/23/2011 |
| 20051595 | REPAIR/RRF | 7,000 | 04/15/2005 |
| 20051402 | REPAIR/RRF | 3,000 | 03/14/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1894/0140 | 12/16/2013 | SW | Q | I | 01 | 463,000 |
| GRANTOR: MERRILL LYNCH TRUST C | | | | | | |
| GRANTEE: LAREDO ANDREW F & M | | | | | | |
| 0577/0150 | 8/16/1989 | WD | U | I | 18 | 100 |
| GRANTOR: AWTREY ROBERT K | | | | | | |
| GRANTEE: AWTREY R FAMILY TRS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 N14 FOP=[YR=1993] N6 W15 BAS=[YR=2015] W20 FOP=[YR=2008] W3 S6 E3 N6$ S6 E20 N6$ S6 E15$ W35 S14 W3 S6 E3 S17 E14 S4 E7 N4 E14 N17 E3 N6$ PTR=S70 FGR=[YR=1993] N36 W21 FCP=[YR=1993] W14 S14 E14N14$ S14 W14 S22 E35$ UOP=[YR=1993] E7 N36 W7S36$ N70$.

## LAND DESCRIPTION

TOTAL OB/XF 2,310

| 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 | 000131 | C | RES CREEK | 100 | 0006 | R-1 | 100.00 | 350.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 650,000 | | | | | | | |

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS