LOT 179
IN OR 736 PG 1033
FOREST HILLS # 4 PB 4/61

EAST MARY ANN
1920 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0179-0000

BUILDING CHARACTERISTICS

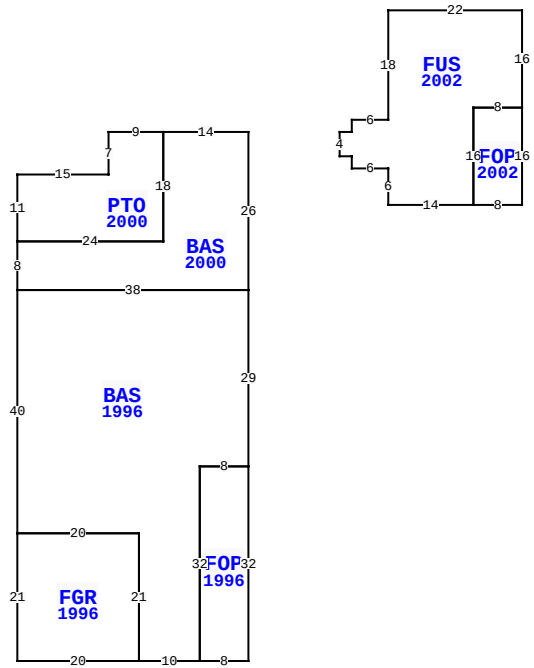
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,642	100	1996	1,642	215,441
BAS	556	100	2000	556	72,951
FGR	420	55	1996	231	30,308
FOP	256	30	1996	77	10,103
FOP	128	30	2002	38	4,986
FUS	632	100	2002	632	82,922
PTO	327	5	2000	16	2,099
TOTALS	3,961			3,192	418,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,192	113.6016	149.95	478,640	1996	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 1997 Heated Area: 2830 HX Base Yr 1997



1920 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 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		418,810
TOTAL MARKET OB/XF VALUE		42,477
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,111,287
SOH/AGL Deduction		741,393
ASSESSED VALUE		369,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,172
TOTAL JUST VALUE		1,111,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,092,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011848	ADDITION	85,000	08/13/2001
19984036	ADDITION	30,000	07/20/1998
959405	NEW CONSTR	108,096	11/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/1033	8/15/1995	WD	Q	V		65,000
GRANTOR: GRUPPOSO JAMES V						
GRANTEE: EAST MARY ANN						
0675/1587	2/23/1993	WD	Q	V		25,000
GRANTOR: BELL DEWAYNE T						
GRANTEE: GRUPPOSO JAMES V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 PTO=[YR=2000] W9 S7 W15 S11 E24 N18 $ S18 W24 S8 BAS=[YR=1996] S40 FGR=[YR=1996] S21 E20 N21 W20 $ E20 S21E10 FOP=[YR=1996] E8 N32 W8 S32 $ N32 E8 N29 W38 $ E38 N26 $ PTR= E15 FUS=[YR=2002] E2 N2 E6 N18 E22 S16 FOP=[YR=2002] S16 W8 N16 E8 $ W8 S16 W14 N6 W6 N2 W2 N4 $ W15 $.

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	0858	SCULP CONC	0	100	0	0	1,926.00	SF	13.00	13.00	100	2002	2002	3	94	23,536	
2	0300	BOAT DCK W	0	100	307	4	1,228.00	SF	40.00	40.00	100	1996	1996	3	23	11,298	
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1996	1996	3	20	180	
4	0303	FLT DOCK W	0	100	21	8	168.00	SF	26.00	26.00	100	1996	1996	3	23	1,005	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	400	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
7	0825	BRICK	0	100	0	0	34.00	SF	12.50	12.50	100	2002	2002	3	94	400	
8	1127	BRICK 8"	0	100	0	0	192.00	SF	11.00	11.00	100	2002	2002	3	94	1,985	
9	0462	ST/AL FNC	0	100	40	3	120.00	SF	10.00	10.00	100	2002	2002	3	29	348	
10	0350	CARPORT WD	0	100	11	14	154.00	SF	13.00	13.00	100	2004	2004	3	21	420	

TOTAL OB/XF 42,477

LAND DESCRIPTION

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS