



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

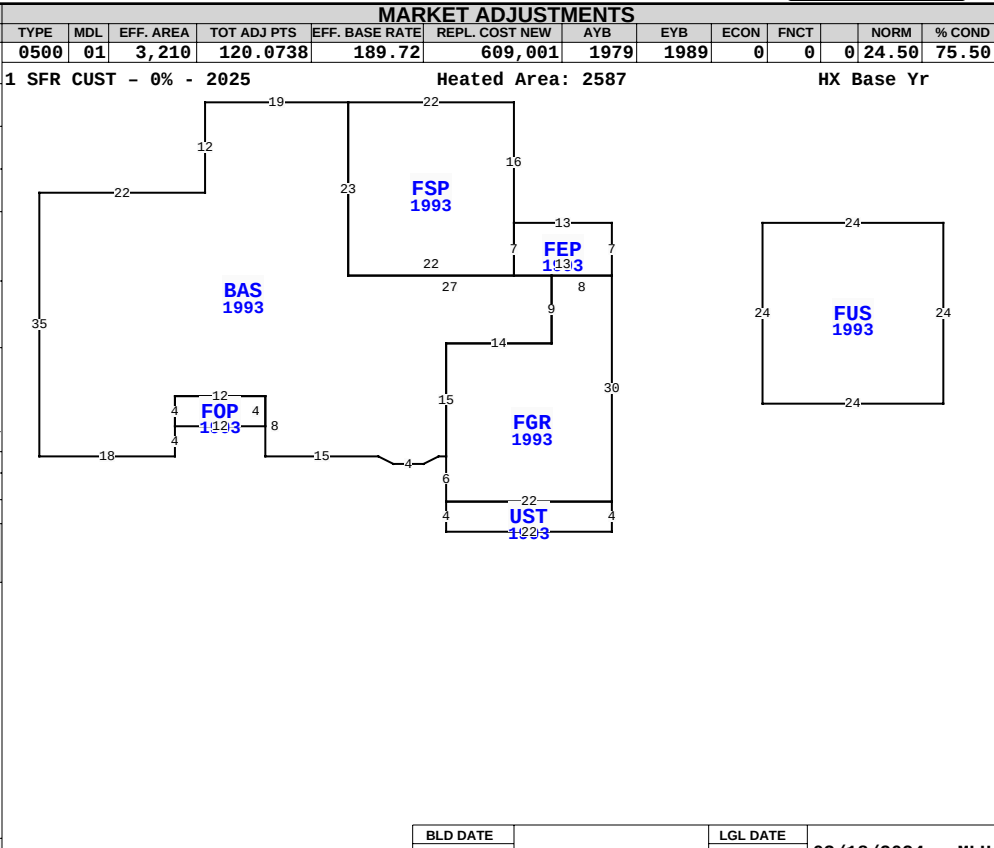
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,011	100	1993	2,011	288,053
FEP	91	80	1993	73	10,457
FGR	534	55	1993	294	42,112
FOP	48	30	1993	14	2,005
FSP	506	40	1993	202	28,934
FUS	576	100	1993	576	82,506
UST	88	45	1993	40	5,730
TOTALS	3,854			3,210	459,796

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	51	4	204.00	SF	12.50
2	0810	CONCRETE A	0	0	0	0	2,094.00	SF	6.50
3	0300	BOAT DCK W	0	0	0	0	1,012.00	SF	40.00
4	0855	CONC PAVER	0	0	0	0	1,162.00	SF	10.00
5	0940	SHEDS/PORT	0	0	15	14	210.00	SF	30.00
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00
7	0825	BRICK	0	0	30	4	120.00	SF	12.50
8	0825	BRICK	0	0	36	3	108.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	0		R-1	100.00	350.00	100.00
2	000131	C	RES CREEK	0		R-1	100.00	350.00	100.00



1932 SUNRISE DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/18/2024 MLU									

TOTAL OB/XF									
34,735									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					459,796				
TOTAL MARKET OB/XF VALUE					34,735				
TOTAL LAND VALUE - MARKET					1,300,000				
TOTAL MARKET VALUE					1,794,531				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,794,531				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,794,531				
TOTAL JUST VALUE					1,794,531				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,774,451				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0034	DEMO SHED	1,800	01/15/2025
20121496	RE-ROOF	8,000	07/26/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2758/392	12/26/2024	WD	Q	I	01	2,100,000	
GRANTOR:ROMAN CHRISTY LYNN							
GRANTEE:MOKRIS JEFFREY BRAD							
2689/383	1/11/2024	LE	U	I	11	100	
GRANTOR:WILLIAMS DIANE J							
GRANTEE:ROMAN CHRISTY LYNN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1993] W13 FSP=[YR=1993] N16 W22 BAS=[YR=1993] W19 S12 W22 S35 E18 N4 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 S8E15 D1 R2 E4 U1 R2 E1FGR=[YR=1993] S6UST=[YR=1993] S4 E22 N4 W22\$ E22 N30W8 S9 W14 S15\$ N15 E14 N9 W27 N23\$ S23 E22 N7\$ S7 E13 N7 \$ PTR= E20 FUS=[YR=1993] E24 S24 W24 N24\$ W20\$.									