

LOT 183
IN OR 902/949
FOREST HILLS 4 PB 4/61

MOCK WILLIAM J JR & VIRGINIA C
P O BOX 706
FERNANDINA BEACH, FL 32035

2025

00-00-31-128D-0183-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 80
Exterior Wall	23 REINF CONC 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	06 CUST PANEL 30
Interior Floo	12 HARDWOOD 60
Interior Floo	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	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
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NEIGHBORHOOD/LOC	1007.00
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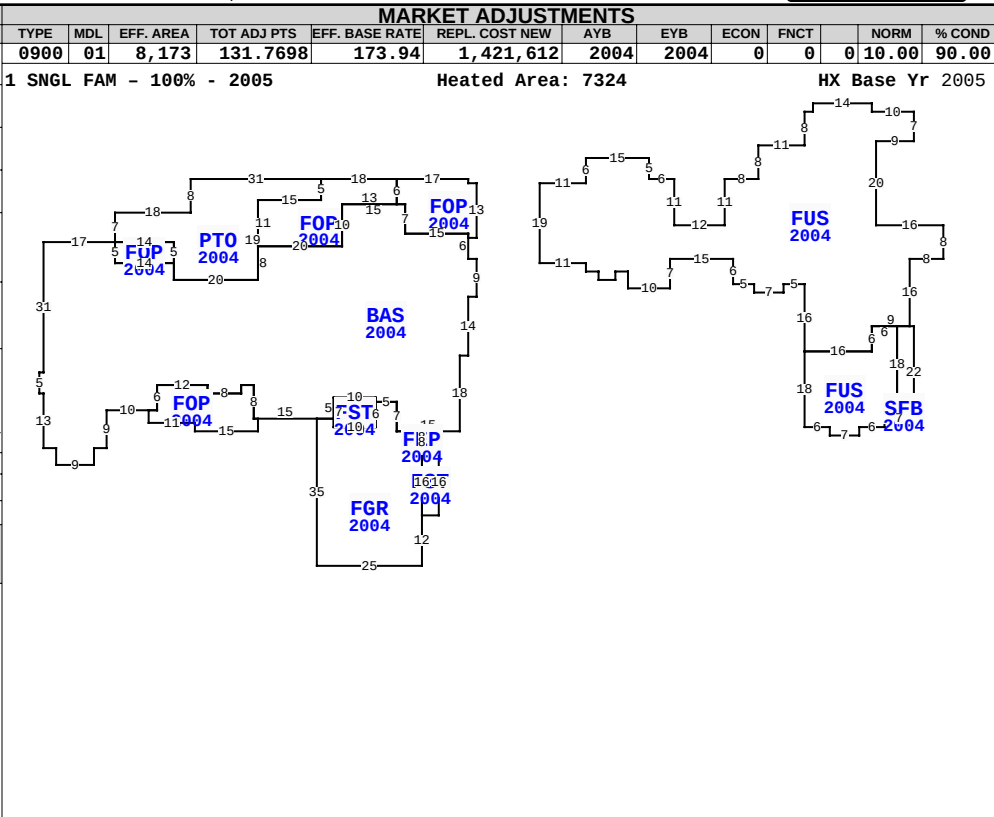
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,054	100	2004	4,054	634,638
FEP	32	80	2004	26	4,070
FGR	841	55	2004	463	72,481
FOP	70	30	2004	21	3,288
FOP	228	30	2004	68	10,645
FOP	233	30	2004	70	10,958
FOP	323	30	2004	97	15,185
FST	64	55	2004	35	5,479
FST	70	55	2004	38	5,949
FUS	428	100	2004	428	67,001
TOTALS	9,826			8,173	279,451

EXTRA FEATURES

L N	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	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	100	2003	2003	3	30	7,800	
2	0310	AL GANG WY	0	100	0	0	23.00	LF	115.00	115.00	100	2003	2003	3	20	529	
3	0920	CWALL-WD/M	0	100	0	0	170.00	LF	390.00	390.00	100	2003	2003	3	20	13,260	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
6	0450	PREFAB FNC	0	100	0	0	37.00	LF	8.00	8.00	100	2004	2004	3	21	62	
7	0450	PREFAB FNC	0	100	0	0	34.00	LF	16.00	16.00	100	2004	2004	3	21	114	
8	1076	TRELLIS A	0	100	6	5	30.00	SF	7.50	7.50	100	2004	2004	3	32	72	
9	1075	TRELLIS G	0	100	3	33	99.00	SF	35.00	35.00	100	2004	2004	3	32	1,109	
10	1075	TRELLIS G	0	100	8	20	160.00	SF	35.00	35.00	100	2004	2004	3	32	1,792	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



** This building has 13 Sub-Areas

1934 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/18/2024 MLU

NASSAU COUNTY PROPERTY PAGE 1 of 3 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,279,451
TOTAL MARKET OB/XF VALUE	173,167
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	2,102,618
SOH/AGL Deduction	819,774
ASSESSED VALUE	1,282,844
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	1,232,122
TOTAL JUST VALUE	2,102,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,048,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033809	NEW CONSTR	1,000	09/11/2003
20033783	NEW CONSTR	1,000	09/05/2003
20033755	OTHER	1,000	08/27/2003
20033723	OTHER	1,000	08/21/2003
20033587	SWIM POOL	18,000	07/30/2003
20033370	H/AC	19,000	06/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0902/0949	10/07/1999	WD Q	I			324,400

GRANTOR: LEVY CARLOS A & KATHR
GRANTEE: MOCK WILLIAM J JR &
0851/1663 10/09/1998 WD Q I 290,000
GRANTOR: SPINNER EUGENE S & LI
GRANTEE: LEVY CARLOS A & KAT

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W2 N1 W17 FOP=[YR=2004] W18 PTO=[YR=2004] W31 S8 W18 S7 FOP=[YR=2004] S5 E14 N5 W14 \$ E14 S5
BAS=[YR=2004] W14 N5 W17 S31 W1 S5 E1 S13 E3 S4 E9 N4 E3 N9
E10 FOP=[YR=2004] S3 E11 S2 E15 N3 W1 N8 W3 S2 W8 N2 W12 S6
W2 \$ E2 N6 E12 S2 E8 N2 E3 S8 E15 FGR=[YR=2004] S35 E25 N12
FST=[YR=2004] E4 N16 FEP=[YR=2004] N4 W8 S4 E8 \$ W4 S16 \$
N16 W4 N4 W2 N7 W5 FST=[YR=2004] S6 W10 N7 E10 S1 \$ S6 W10
N2 W4 \$ E4 N5 E10 S1 E5 S7 E15 N18 E2 N14 E2 N9 W2 N6 W15 N7
W15 S10 W20 S8 W20 N4 \$ S4 E20 N19 E15 N5 \$ S5 W15 S11 E20
N10 E13 N6 \$ S6 E2 S7 E15 S1 E2 N13 \$ PTR= E15 FUS=[YR=2004]
E11 N6 E15 S5 E6 S11 E12 N11 E8 N8 E11 N8 E2 N2 E14 S2 E10 S7
W9 S20 E16 S8 W8 S16 SFB=[YR=2004] E1 S22 W7 FUS=[YR=2004]

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