

LOT 184
IN OR 1330/788
FOREST HILLS 4 PB 4/61

BENNETT EDMOND C & KIMBERLY
2000 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0184-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
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
BAL	36	15	2007	5	780
BAL	350	15	2007	52	8,106
BAS	3,562	100	2007	3,562	555,242
CDK	49	10	2007	5	780
CDK	56	10	2007	6	935
CDK	280	10	2007	28	4,365
FGR	1,468	55	2007	807	125,795
FOP	56	30	2007	17	2,650
FOP	84	30	2007	25	3,897
FOP	84	30	2007	25	3,897

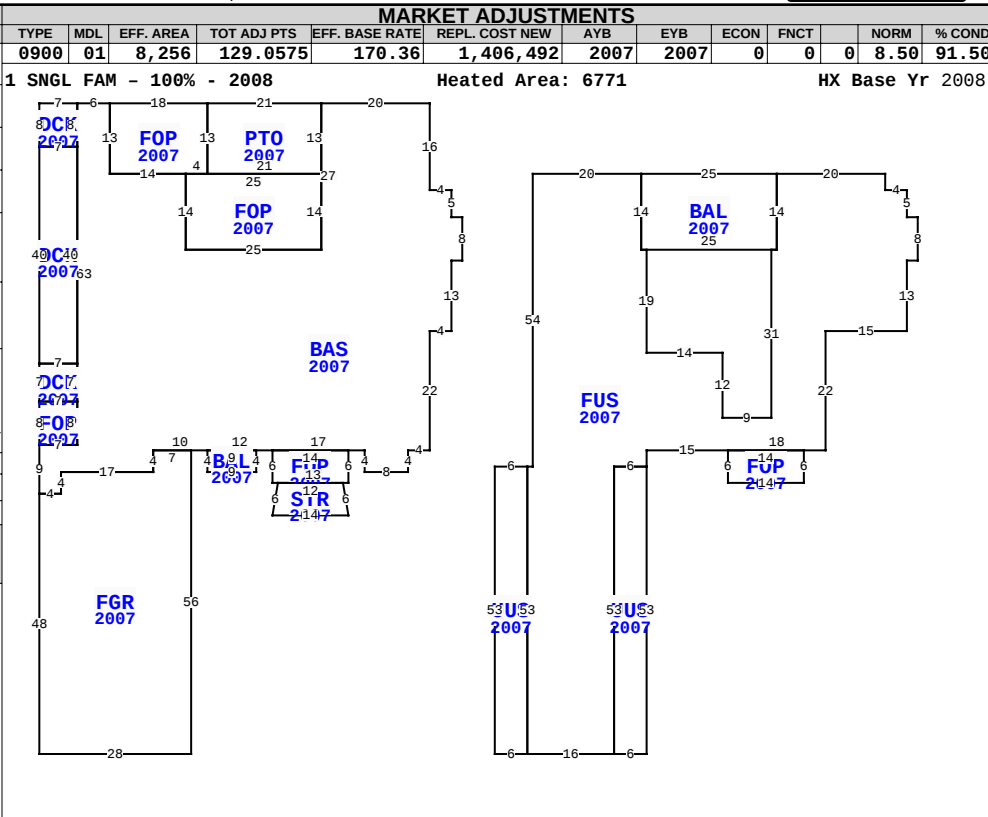
TOTALS	10,805			8,256	286,940
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0920	CWALL-WD/M	0	100	0	0	215.00	LF	429.00	429.00	100	2003	2003	3	20	18,447	
2	0300	BOAT CDK W	0	100	0	0	1,272.00	SF	80.00	80.00	100	2004	2004	3	32	32,563	
3	0303	FLT DOCK W	0	100	20	10	200.00	SF	39.00	39.00	100	2004	2004	3	32	2,496	
4	0350	CARPORT WD	0	100	40	14	560.00	SF	13.00	13.00	100	2016	2016	3	70	5,096	
5	0317	CDK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	1,260	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2004	2004	3	21	630	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	21	483	
8	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	3,600	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	
11	0861	POOL GUNIT	0	100	18	32	576.00	SF	85.00	85.00	100	2007	2007	3	44	21,542	

LAND DESCRIPTION	
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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 17 Sub-Areas

2000 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 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,286,940
TOTAL MARKET OB/XF VALUE			149,520
TOTAL LAND VALUE - MARKET			650,000
TOTAL MARKET VALUE			2,086,460
SOH/AGL Deduction			820,656
ASSESSED VALUE			1,265,804
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,215,082
TOTAL JUST VALUE			2,086,460
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,034,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070769	OTHER	3,400	05/02/2007
20062655	ELEC OTHER	600	12/01/2006
20061355	NEW CONSTR	5,200	06/16/2006
20061301	GAS	1,000	06/08/2006
20060942	H/AC	31,470	05/02/2006
20060483	SWIM POOL	22,000	03/08/2006

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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W4N16W20 PTO=[YR=2007] W21 FOP=[YR=2007] W18S13E14 FOP=[YR=2007] S14 E25N14W25E4N13S S13E21N13S\$27 W25N14W14N13W6 DCK=[YR=2007] W7S8 DCK=[YR=2007] S40 DCK=[YR=2007] S7 FOP=[YR=2007] S8E7N8W7\$E7N7W7\$E7N40 W7\$E7N8\$S63W7S9 FGR=[YR=2007] S48E28 N56W7S4W17S4W4\$ E4N4E17N4E10 BAL=[YR=2007] S4E9N4W9\$ E12 FOP=[YR=2007] S6 E1 STR=[YR=2007] D6 L1 E14 U6 L1 W12\$E13N6W14\$E17S4E8N4E4N22E4 N13E2N8W2N5\$ PTR=N3E15 FUS=[YR=2007] S54W1 UUS=[YR=2007] W6S53E6 N53\$ S53E16 UUS=[YR=2007] E6N53W6S53 \$ N53E6N3E15 FOP=[YR=2007] S6E14N6 W14\$ E18N22 E15N13E2N8W2N5W4N3 W20 BAL=[YR=2007] W25S14E25N14\$S14W1 S31W9N12W14N19W1N14W20\$ W15S3\$.	

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REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS