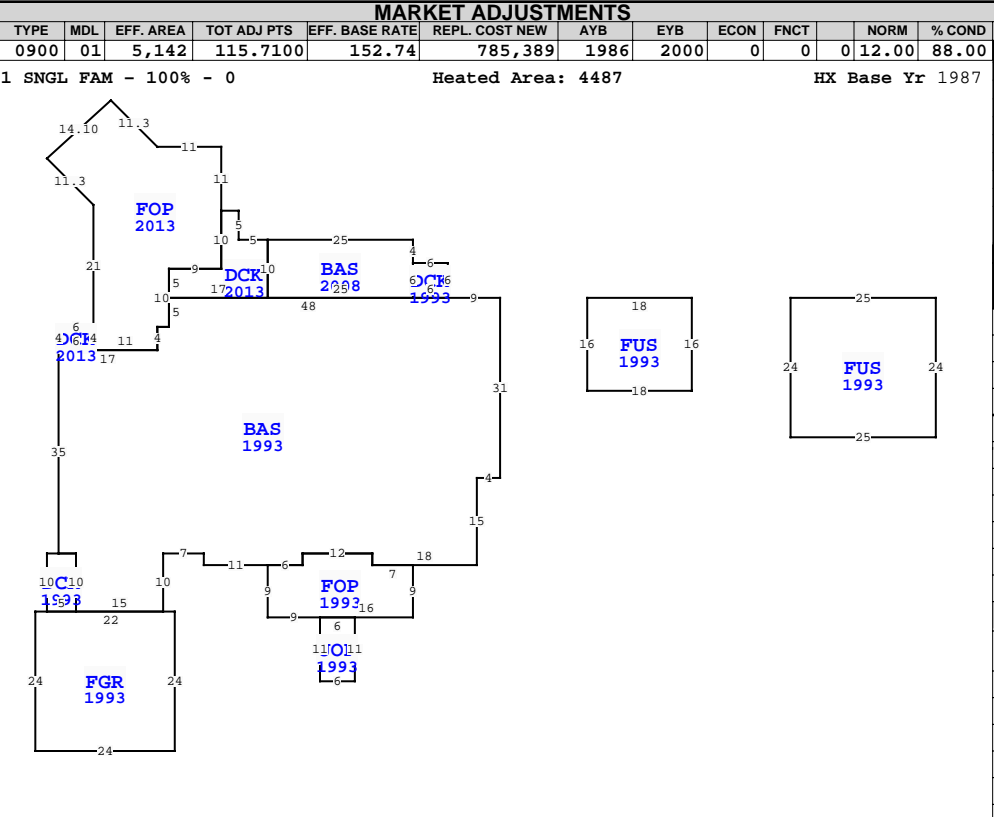


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
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	3,349	100	1993	3,349	450,143
BAS	250	100	2008	250	33,603
DCK	36	10	1993	4	538
DCK	50	10	1993	5	672
DCK	24	10	2013	2	268
DCK	140	10	2013	14	1,881
FGR	576	55	1993	317	42,609
FOP	249	30	1993	75	10,081
FOP	749	30	2013	225	30,243
FUS	288	100	1993	288	38,710
TOTALS	6,377			5,142	691,142

** This building has 12 Sub-Areas
2006 SUNRISE DR, FERNANDINA BEACH

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

EXTRA FEATURES		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	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	4,060
2	0855	CONC PAVER	0	100	0	0	979.00	SF	10.00	10.00	100	1988	1988	3	52	5,091
3	0861	POOL GUNIT	0	100	31	17	527.00	SF	85.00	85.00	100	1988	1988	3	20	8,959
4	0920	CWALL-WD/M	0	100	0	0	220.00	LF	390.00	390.00	100	2003	2003	3	20	17,160
5	0855	CONC PAVER	0	100	126	13	1,638.00	SF	10.00	10.00	100	2005	2005	3	84	13,759
6	0300	BOAT DCK W	0	100	0	0	848.00	SF	48.00	48.00	100	2005	2005	3	36	14,653
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	31.20	31.20	100	2005	2005	3	36	2,246
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	440
10	0350	CARPORT WD	0	100	20	10	200.00	SF	19.76	19.76	100	2005	2005	3	22	869

TOTAL OB/XF 67,743

LAND DESCRIPTION		TOT LND UTS	UNIT TYPE	D	DPHT 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		
2	000131	C	RES CREEK	100	0006	R-1	100.00	350.00	100.00	FF	1.00	1.00	0.85	6,500.00	5,525.00	552,500		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	691,142		
TOTAL MARKET OB/XF VALUE	87,140		
TOTAL LAND VALUE - MARKET	1,202,500		
TOTAL MARKET VALUE	1,980,782		
SOH/AGL Deduction	1,370,700		
ASSESSED VALUE	610,082		
TOTAL EXEMPTION VALUE	HX HB WR 55,722		
BASE TAXABLE VALUE	554,360		
TOTAL JUST VALUE	1,980,782		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,952,303		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111392	XFOB	300	08/16/2011
20111367	ELEC OTHER	400	08/15/2011
20111156	XFOB	70,000	07/14/2011
20110833	REMODEL	50,000	05/31/2011
20110834	REPAIR/RRF	4,000	05/31/2011
20100207	MECH OTHER	1,200	02/02/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1682	6/20/2024	SW U	I	I	11	100

GRANTOR: BRYAN WILLIAM E JR
GRANTEE: BRYAN WILLIAM EDWAR
2711/1791 4/30/2024 SW U I I 11 100
GRANTOR: BRYAN WILLIAM E JR
GRANTEE: BRYAN WILLIAM EDWAR

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 DCK=[YR=1993] N6 W6 BAS=[YR=2008] N4 W25 DCK=[YR=2013] W5N5W3 FOP=[YR=2013] N11W11 U8 L8 D10 L11 D8 R8 S21 DCK=[YR=2013] W6S4E6N4S4 E11N4E2N10E9N10S S10W9S5E17N10 S S10 E25 N6S S6 E6S W48 S5W2 S4 W17 S35 DCK=[YR=1993] W2 S10 FGR=[YR=1993] W2 S24 E24 N24 W22S E5 N10 W3S E3 S10 E15 N10 E7S2 E11 FOP=[YR=1993] S9 E9 UOP=[YR=1993] S11 E6 N11 W6S E16 N9 W7 N2 W12 S2 W6S E6 N2 E12 S2 E18 N15 E4 N31S PTR= E15 FUS=[YR=1993] E18 S16 W18 N16 S W15 S PTR= E50 FUS=[YR=1993] E25 S24 W25N24 S W50 S .	

