LOT 189
IN OR 1163/249
FOREST HILLS 4 PB 4/61

SILVERS EMILY E
2010 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0189-0000

BUILDING CHARACTERISTICS

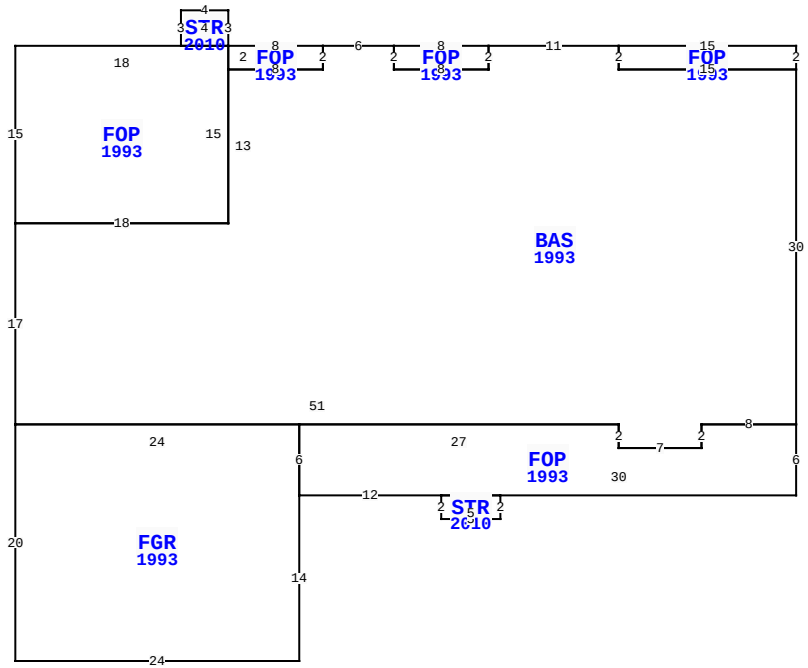
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,794	100	1993	1,794	228,555
FGR	480	55	1993	264	33,634
FOP	16	30	1993	5	637
FOP	16	30	1993	5	637
FOP	30	30	1993	9	1,147
FOP	238	30	1993	71	9,045
FOP	270	30	1993	81	10,319
STR	10	10	2010	1	127
STR	12	10	2010	1	127
TOTALS	2,866			2,231	284,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,231	114.7335	151.45	337,885	1985	1990	0	0	0	15.88	84.12

1 SNGL FAM – 100% - 0 Heated Area: 1794 HX Base Yr 1986



2010 SUNRISE DR, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50	6.50	100	1985	1985	3	44	2,013	
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1985	1985	3	44	292	
4	1242	WD DECK A	0	100	4	4	16.00	SF	10.50	10.50	100	2011	2011	3	45	76	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		284,229
TOTAL MARKET OB/XF VALUE		4,341
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		938,570
SOH/AGL Deduction		724,935
ASSESSED VALUE		213,635
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		157,913
TOTAL JUST VALUE		938,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		924,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111262	REPAIR/RRF	10,400	07/28/2011
20110325	H/AC	5,000	03/08/2011
3405	NEW CONSTR	65,000	04/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/0249	8/18/2003	QC	Q	I	01	100
GRANTOR: SILVERS MARVIN & EMIL						
GRANTEE: SILVERS MARVIN & EM						
0334/0009	4/01/1981	WD	Q	V		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W15 BAS=[YR=1993] W11 FOP=[YR=1993] W8 S2 E8 N2$ S2 W8 N2 W6 FOP=[YR=1993] W8 STR=[YR=2010] N3W4S3E4 $ FOP=[YR=1993] W18 S15 E18 N15$ S2 E8 N2$ S2 W8 S13 W18 S17 FGR=[YR=1993] S20 E24 N14 FOP=[YR=1993] E12 STR=[YR=2010] S2E5N2W5$ E30 N6 W8S2W7N2W27S6$ N6W24$ E51S2E7 N2E8N30W15N2$ S2E15N2$.

LAND DESCRIPTION

TOTAL OB/XF 4,341

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS