

LOTS 190 & 191
FOREST HILLS 4 PB 4/61 &
PT OUTLOT 62 IN OR 2711/1195

GAMBA BRANDT E & MELINDA W
2012 SUNRISE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128D-0190-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	598	100	1993	598	37,445
BAS	1,659	100	1993	1,659	103,883
FEP	331	80	1993	265	16,594
FST	478	55	2019	263	16,469
UGR	480	45	1993	216	13,525

TOTALS	3,546			3,001	187,915
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	2,323.00	SF	6.50
3	0300	BOAT DCK W	0	100	0	0	1,162.00	SF	40.00
4	1241	WD DECK G	0	100	0	0	992.00	UT	11.50
5	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00
6	0820	WOOD WALK	0	100	0	0	416.00	SF	11.75
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
10	0350	CARPORT WD	0	100	26	13	338.00	SF	13.00

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	100		R-1	100.00	350.00	100.00
2	000131	C	RES CREEK	100		R-1	148.00	240.00	148.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,001	103.5000	103.50	310,604	1985	1985	0	0	20	19.50	60.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2257 HX Base Yr 2020												
2012 SUNRISE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										03/18/2024	MLU	

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	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50	6.50	100	1985	1985	3	44	2,817	
2	0810	CONCRETE A	0	100	0	0	2,323.00	SF	6.50	6.50	100	1988	1988	3	52	7,852	
3	0300	BOAT DCK W	0	100	0	0	1,162.00	SF	40.00	40.00	100	1987	1987	3	20	9,296	
4	1241	WD DECK G	0	100	0	0	992.00	UT	11.50	11.50	100	1989	1989	3	20	2,282	
5	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	1989	1989	3	20	240	
6	0820	WOOD WALK	0	100	0	0	416.00	SF	11.75	11.75	100	2018	2018	3	62	3,031	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	78	1,794	
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	27	1,123	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
10	0350	CARPORT WD	0	100	26	13	338.00	SF	13.00	13.00	100	2018	2018	3	78	3,427	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		
2	000131	C	RES CREEK	100		R-1	148.00	240.00	148.00	FF		1.00	1.00	0.25	6,500.00	1,625.00	240,500		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		187,915	
TOTAL MARKET OB/XF VALUE		34,212	
TOTAL LAND VALUE - MARKET		890,500	
TOTAL MARKET VALUE		1,112,627	
SOH/AGL Deduction		549,079	
ASSESSED VALUE		563,548	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		512,826	
TOTAL JUST VALUE		1,112,627	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,105,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5122	ABV.GRND.POOL & D	6,500	12/05/1988
4390	N/A	9,500	07/13/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2711/1195	7/05/2023	QC	U	I	11	100	
GRANTOR: MONROE MOI M III & CH							
GRANTEE: GAMBA BRANDT E & ME							
2264/0516	3/12/2019	WD	Q	I	01	550,000	
GRANTOR: MONSON LIVING TRUST							
GRANTEE: GAMBA BRANDT E & ME							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] U8L8 W13 D4L4 W16 D3L6 W8 D3L3 W10 S3 W3 N3 U7L7 W10 D7L7 S10 D7R7 E10 U7R7 E12 D6R6 E9 U6R6 E12 D4R12 U4R11 U12R3 \$									
BAS=[YR=1993;ORIG=15,0] E12 U7R7 E10 D7R7 S10 D7L7 W10 U7L7 W12 N10 \$									
UGR=[YR=1993;ORIG=-40,30] E13 D8R8 D12L3 W23 U12L3 U8R8 \$									
FST=[YR=2019;ORIG=15,40] U7R7 E10 D7R7 S10 D7L7 W10 U7L7 N10 \$									
FEP=[YR=1993;ORIG=-21,-8] N5 W34 S12 E8 U3R6 E16 U4R4 \$.									

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2012 SUNRISE DR
FERNANDINA BEACH, FL 32034

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REVIEW DATE	01/27/2020	BY	DJ	Total Acres: 0.00	Total Land Value: 890,500	Market: 0	Agricultural: 0	Common: 890,500	PRINTED 07/30/2025 BY SYS
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