BLOCK 8 LOT 8
BUCKS FDNA BEACH 2 PB 3/17

SUNRISE TRUST/O'ROUKE MICHAEL DANA TRUSTEE
5265 GRAND OAK BLUFF
GAINESVILLE, GA 30504

2026

00-00-31-114B-0008-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

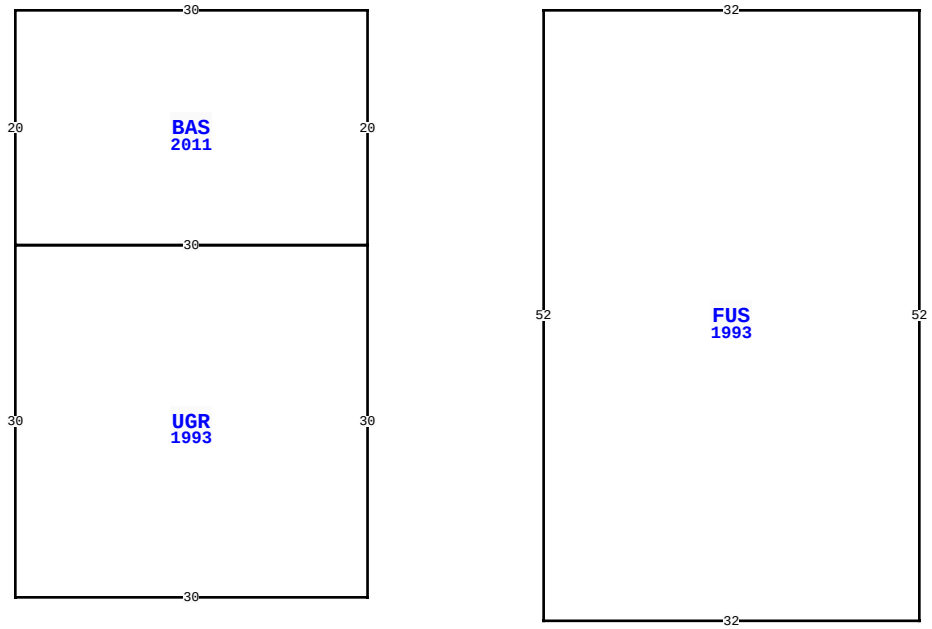
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2011	600	48,896
FUS	1,664	100	1993	1,664	135,605
UGR	900	45	1993	405	33,005
TOTALS	3,164			2,669	217,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	94.0800	98.78	263,644	1988	1988	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 0 Heated Area: 2264 HX Base Yr



2619 1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,506
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	577,506
SOH/AGL Deduction	101,559
ASSESSED VALUE	475,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,947
TOTAL JUST VALUE	577,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111734	REPAIR/RRF	5,800	09/29/2011
1268	NEW CONSTR	2,400	10/05/1988
2221	NEW CONSTR	900	10/05/1988
4706	NEW CONSTR	62,500	02/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/997	12/14/2023	QC	U	I	11	100
GRANTOR: OROUKE MICHAEL D & MA						
GRANTEE: SUNRISE TRUST						
2209/0539	6/29/2018	WD	Q	I	02	345,000
GRANTOR: SPARKMAN MARY RUTH TR						
GRANTEE: OROUKE MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S20 UGR=[YR=1993] S30 E30 N30 W30 $ E30 N20 $ PTR= E15 FUS=[YR=1993] E32 S52 W32 N52 $ W15 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS