PT LOT 54 IN OR 1361/77 &
OR 1895/1439 & OR 2138/1328
(EX PT IN OR 2206/1425)

BEST REBECKA L
1889 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128A-0054-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1889 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,392
TOTAL LAND VALUE - MARKET	582,750
TOTAL MARKET VALUE	594,142
SOH/AGL Deduction	249,206
ASSESSED VALUE	344,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,936
TOTAL JUST VALUE	594,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2138/1328	5/11/2017	QC	U	V	11	70,000
GRANTOR: BEST EDIE						
GRANTEE: BEST REBECKA L						
1894/1214	12/18/2013	EE	U	I	30	100
GRANTOR: MCELHENNY MILLIE M						
GRANTEE: BEST EDDIE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0300	BOAT DCK W	0	0	288	4	1,184.00	SF	40.00	40.00	100	1985	1985	3	20	9,472	
2	0303	FLT DOCK W	0	0	24	9	216.00	SF	26.00	26.00	100	2000	2000	3	26	1,460	
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	

LAND DESCRIPTION

TOTAL OB/XF 11,392

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	0001	R-1	77.00	259.00	1.00	LT		1.00	1.00	0.75	255,000.00	191,250.00	191,250							
2	000131	C	RES CREEK	0		R-1	0.00	0.00	58.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	391,500							

REVIEW DATE 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 582,750 Market: 0 Agricultural: 0 Common: 582,750 PRINTED 07/09/2026 BY SYS