LOT 164
IN OR 1272/1818
FOREST HILLS #4 PB 4/61

KENT BARBARA B
2009 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0164-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

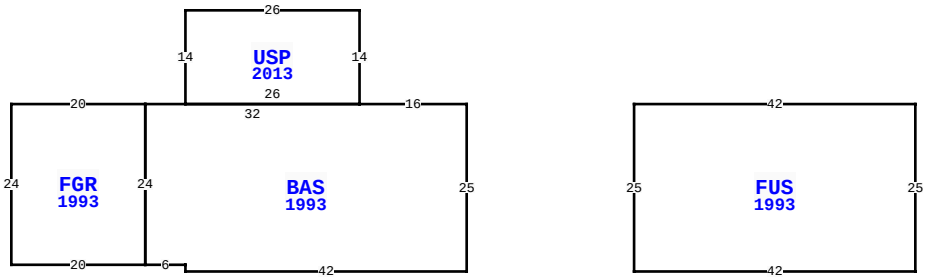
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,194	100	1993	1,194	122,186
FGR	480	55	1993	264	27,016
FUS	1,050	100	1993	1,050	107,450
USP	364	30	2013	109	11,154
TOTALS	3,088			2,617	267,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,617	118.1376	124.04	324,613	1982	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2005 Heated Area: 2244 HX Base Yr 2005



2009 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		267,806
TOTAL MARKET OB/XF VALUE		930
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		568,736
SOH/AGL Deduction		295,811
ASSESSED VALUE		272,925
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		216,514
TOTAL JUST VALUE		568,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121918	PHOTOVOLTAIC SOLA	16,350	09/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/1818	11/10/2004	WD	Q	I		325,000
GRANTOR: THOMPSON JAMES & LAUR						
GRANTEE: KENT BARBARA B						
1105/1681	1/07/2003	WD	U	I	07	100
GRANTOR: JORDAN BRUCE & VIRGIN						
GRANTEE: THOMPSON JAMES & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2013] N14 W26 S14 E26$
W32FGR=[YR=1993] W20 S24 E20 N24$ S24 E6 S1 E42 N25$ PTR=
E25 FUS=[YR=1993] E42 S25 W42 N25$ W25$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	46.5	930	

LAND DESCRIPTION

TOTAL OB/XF 930

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	100		R-1	105.00	125.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS