



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	12	CEDAR 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1993	1,934	238,922
FGR	462	55	1993	254	31,378
FOP	42	30	1993	13	1,606
FSP	144	40	1993	58	7,165
TOTALS	2,582			2,259	279,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,259	107.2120	149.02	336,636	1988	1988	0	0	0 17.10	82.90
1 SNGL FAM		100% - 2022		Heated Area: 1934				HX Base Yr 2022			
The floor plan shows a main rectangular area labeled 'BAS 1993' with dimensions 43 (top), 41 (left), and 34 (right). A smaller rectangular area labeled 'FGR 1993' is attached to the bottom left with dimensions 22 (top), 21 (left), and 22 (bottom). A small square area labeled 'FOP 1993' is attached to the right side of the main area with dimensions 3 (top), 4 (left), 6 (right), and 6 (bottom). A small rectangular area labeled 'FSP 1993' is attached to the top right with dimensions 12 (top), 12 (left), and 12 (right). Other dimensions include 12 for the top section, 12 for the right section, 15 for the bottom right section, 11 for the bottom left section, and 21 for the bottom left section.											
BLD DATE				LGL DATE				04/09/2025			
XF DATE				LAND DATE				MLU			

EXTRA FEATURES										2007 SUNRISE DR, FERNANDINA BEACH					INC DATE		AG DATE		NOTES	
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			
2	0860	POOL/ SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500				
4	0504	FP- ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200				
												</								