



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,739	100	1993	1,739	183,660
FOP	82	30	1993	25	2,640
FST	220	55	2009	121	12,779
PTO	24	5	2009	1	105
SFB	300	80	2009	240	25,347
USP	256	30	2009	77	8,132

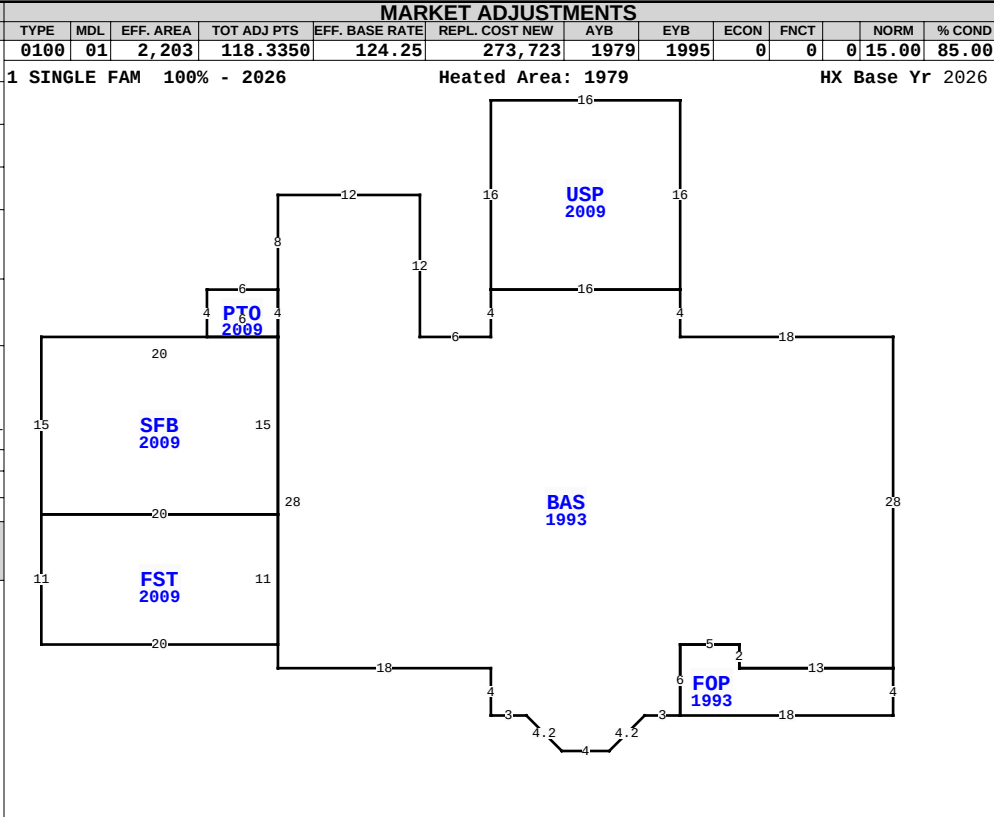
TOTALS	2,621			2,203	232,665
--------	-------	--	--	-------	---------

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	40	800	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	31	595	
4	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2009	2009	3	48	461	
5	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	2009	2009	3	31	79	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	105.00	125.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



2003 SUNRISE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	04/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	40	800	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	31	595	
4	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2009	2009	3	48	461	
5	1243	WD DECK F	0	100	4	8	32.00	SF	8.00	8.00	100	2009	2009	3	31	79	

TOTAL OB/XF 1,935

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	105.00	125.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				232,665	
TOTAL MARKET OB/XF VALUE				1,935	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				534,600	
SOH/AGL Deduction				101,253	
ASSESSED VALUE				433,347	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				381,936	
TOTAL JUST VALUE				534,600	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				527,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0058	PRIVATE PROVIDER	86,240	03/10/2026
20101440	OTHER	2,050	08/30/2010
20090834	REPAIR/RRF	2,500	06/29/2009
20090484	REPAIR/RRF	14,655	04/21/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/840	7/23/2025	WD	Q	I	01	725,000
GRANTOR: WEISENBORN WILLIAM & GRANTEE: HARPER CATHERINE RE						
0690/0872	10/14/1993	WD	Q	I		110,000
GRANTOR: CLOPP & FROST GRANTEE: WEISENBORN WM & C G						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W18 N4 USP=[YR=2009] N16 W16 S16 E16\$
W16S4W6N12W12 S8 PTO=[YR=2009] W6S4E6N4\$ S4 SFB=[YR=2009]
W20 S15 FST=[YR=2009] S11E20N11W20\$ E20N15\$ S28 E18 S4 E3 D3
R3 E4 R3 U3 E3FOP=[YR=1993] E18 N4 W13N2 W5 S6\$ N6E5S2E13
N28\$.