

LOT 170
FOREST HILLS 4 PB 4/61

ROSSMEISSL STEVEN & KAYLA
1927 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0170-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
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	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	256	100	1993	256	32,462
BAS	1,492	100	1993	1,492	189,190
FGR	621	55	1993	342	43,367
FOP	20	30	1993	6	761
USP	192	30	1993	58	7,354
TOTALS	2,581			2,154	273,133

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	40	1,400	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
6	0820	WOOD WALK	0	0	4	20	80.00	SF	11.75	11.75	100	2016	2016	3	47	442	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,154	125.7438	174.78	376,476	1979	1985	0	0	27.45	72.55
1 SNGL FAM 0% - 2026 Heated Area: 1748 HX Base Yr											
1927 SUNRISE DR, FERNANDINA BEACH											
BLD DATE: 04/09/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,977	
TOTAL MARKET OB/XF VALUE		49,342	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		665,319	
SOH/AGL Deduction		0	
ASSESSED VALUE		665,319	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		665,319	
TOTAL JUST VALUE		665,319	
NCON VALUE		42,844	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0695	ADU	101,224	01/10/2024
20160460	SWIM POOL	49,000	02/22/2016
8528	REPAIR/RRF	2,500	08/29/1994
8406	XFOB	200	06/28/1994
4040	N/A	1,200	12/17/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2822/982	10/14/2025	QC	U	I	11	100
GRANTOR: ROSSMEISSL ALAN J						
GRANTEE: ROSSMEISSL STEVEN &						
2536/0414	8/28/2021	QC	U	I	11	100
GRANTOR: ROSSMEISSL CAROL LEE						
GRANTEE: ROSSMEISSL ALAN JOH						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W2 USP=[YR=1993] N12 W16 BAS=[YR=1993] N4 W16 S16 E16 N12 \$ S12 E16 \$ W52 S28 E29 FOP=[YR=1993] E4 FGR=[YR=1993] S27 E23 N27 W23 \$ N5 W4 S5 \$ N5 E4 S5 E21 N28 \$		

LAND DESCRIPTION						TOTAL OB/XF										49,342									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	105.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000								

ROSSMEISSL STEVEN & KAYLA
1927 SUNRISE DR
FERNANDINA BEACH, FL 32034

00-00-31-128D-0170-0000

[illegible]