LOT 171
IN OR 763 PG 1215
FOREST HILLS 4 PB 4/61

SOLIS DEBORAH A
1923 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0171-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

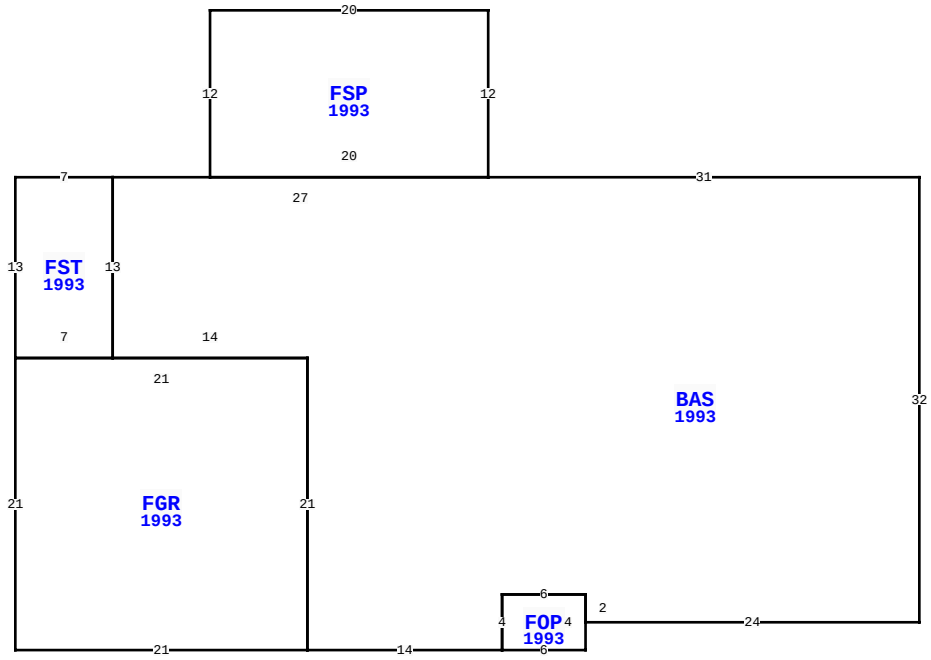
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1993	1,606	146,319
FGR	441	55	1993	243	22,139
FOP	24	30	1993	7	638
FSP	240	40	1993	96	8,747
FST	91	55	1993	50	4,555
TOTALS	2,402			2,002	182,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,002	104.8600	110.10	220,420	1980	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2025 Heated Area: 1606 HX Base Yr 2025



1923 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		182,398
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		482,398
SOH/AGL Deduction		0
ASSESSED VALUE		482,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		430,987
TOTAL JUST VALUE		482,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7553	REPAIR/RRF	2,500	02/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/1215	6/24/1996	WD	Q	I		110,000
GRANTOR: SCHARCH JOHN H & MARY						
GRANTEE: SOLIS DEBORAH A						
0292/0319	5/01/1979	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FSP=[YR=1993] N12 W20 S12 E20$ W27
FST=[YR=1993] W7 S13 FGR=[YR=1993] S21 E21 N21W21$ E7N13$ S13
E14 S21 E14 FOP=[YR=1993] E6 N4 W6S4$ N4 E6 S2 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	150.00	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