LOT 172
IN OR 2021/1014
FOREST HILLS 4 PB 4/61

ERICKSEN TODD
1919 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0172-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

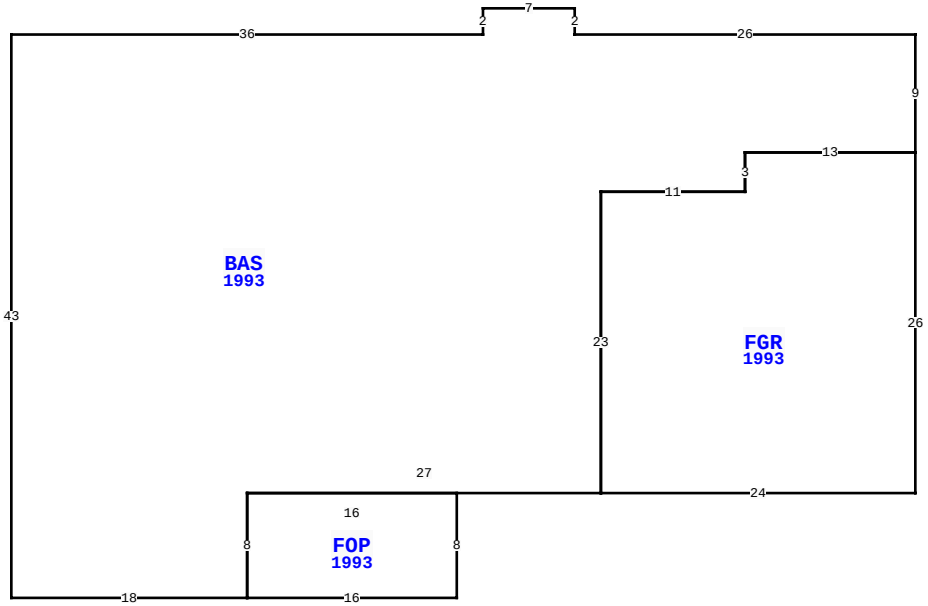
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1993	1,982	184,386
FGR	591	55	1993	325	30,235
FOP	128	30	1993	38	3,535
TOTALS	2,701			2,345	218,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	126.5670	132.90	311,650	1979	1985	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2006 Heated Area: 1982 HX Base Yr 2006



1919 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		218,155
TOTAL MARKET OB/XF VALUE		6,133
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		524,288
SOH/AGL Deduction		274,402
ASSESSED VALUE		249,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,475
TOTAL JUST VALUE		524,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19984065	XFOB	25,900	07/27/1998
B8935	REPAIR/RRF	2,000	03/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1014	12/10/2015	QC	U	I	11	100
GRANTOR: ERICKSEN SHAYNA						
GRANTEE: ERICKSEN TODD						
1333/1438	7/15/2005	WD	Q	I		330,000
GRANTOR: MILLER WILLIAM SR & G						
GRANTEE: ERICKSEN TODD & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N2 W7 S2 W36S43 E18 FOP=[YR=1993] E16 N8 W16 S8 $ N8 E27 FGR=[YR=1993] E24 N26 W13 S3 W11 S23$ N23 E11 N3 E13 N9 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	40	1,400	
3	0940	SHEDS/PORT	0	100	9	12	108.00	SF	30.00	30.00	100	1984	1984	3	20	648	
6	0528	GLASS ROOM	0	100	0	0	267.00	SF	76.50	76.50	100	2000	2000	3	20	4,085	

LAND DESCRIPTION

TOTAL OB/XF 6,133

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