

LOT 173
IN OR 1815/1713
FOREST HILLS 4 PB 4/61

MCCUTCHEN BYRON J & DEBORAH T
1915 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0173-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,755	100	1993	1,755	198,597
BAS	624	100	2014	624	70,612
FOP	24	30	1993	7	792
UOP	54	20	2014	11	1,244
TOTALS	2,457			2,397	271,246

EXTRA FEATURES					
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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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
3	0820	WOOD WALK	0	100	0	0	134.00	SF	11.75	11.75	100	1988	1988	3	40	630	
5	0940	SHEDS/PORT	0	100	20	15	300.00	SF	30.00	30.00	100	2008	2008	3	27	2,430	
6	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2014	2014	3	55	176	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	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
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,397	126.7875	133.13	319,113	1980	1995	0	0	0	15.00	85.00	
1 SINGLE FAM 100% - 2013 Heated Area: 2379 HX Base Yr 2013													
1915 SUNRISE DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/09/2025 MLU													

TOTAL OB/XF																	
45,736																	

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45,736																	

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		271,246	
TOTAL MARKET OB/XF VALUE		45,736	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		616,982	
SOH/AGL Deduction		362,250	
ASSESSED VALUE		254,732	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		203,321	
TOTAL JUST VALUE		616,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		572,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080284	RE-ROOF W/30YR AR	10,100	02/26/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1815/1713	9/19/2012	WD Q	Q	I	02	240,000	
GRANTOR: RAY JOHN R & LAURYE D							
GRANTEE: MCCUTCHEN BYRON J &							
0295/0001	7/01/1979	WD Q	Q	V		12,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W29 N12 W5 UOP=[YR=2014] N6 W9 S6 E9\$ W15 S42 E14 FOP=[YR=1993] E6 N4 W6S4\$ N4 E6 S4 E6 S3 BAS=[YR=2014] S24 E26 N24W26\$ E23 N33\$.																	

OTHER ADJUSTMENTS AND NOTES																	

Common:	300,000	PRINTED 07/09/2026 BY SYS
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