LOT 177
FOREST HILLS 4 PB 4/61

ROSEATE GROUP LLC
4033 OLD TRAIL WAY
NAPLES, FL 34103

2026

00-00-31-128D-0177-0000

BUILDING CHARACTERISTICS

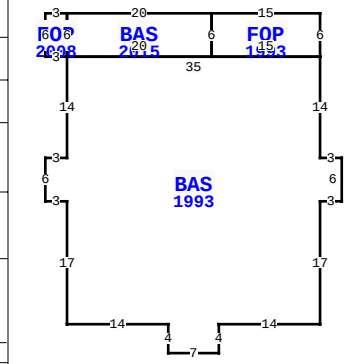
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	

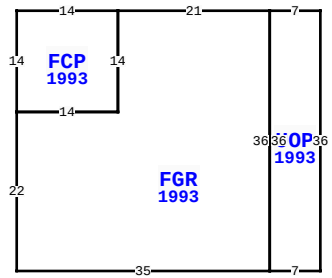
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1993	1,359	180,698
BAS	120	100	2015	120	15,955
FCP	196	25	1993	49	6,516
FGR	1,064	55	1993	585	77,784
FOP	90	30	1993	27	3,590
FOP	18	30	2008	5	665
UOP	252	20	1993	50	6,649
TOTALS	3,099			2,195	291,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,195	112.2100	155.97	342,354	1979	1995	0	0	0	14.75	85.25

1 SNGL FAM 0% - 2026 Heated Area: 1479 HX Base Yr





1912 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	291,857
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	968,257
SOH/AGL Deduction	0
ASSESSED VALUE	968,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	968,257
TOTAL JUST VALUE	968,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142715	ADDITION	4,835	12/30/2014
20110795	REPAIR/RRF	3,000	05/23/2011
20051595	REPAIR/RRF	7,000	04/15/2005
20051402	REPAIR/RRF	3,000	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2807/0912	8/06/2025	WD	Q	I	01	1,081,000
GRANTOR: LAREDO ANDREW F & MAR						
GRANTEE: ROSEATE GROUP LLC						
1894/0140	12/16/2013	SW	Q	I	01	463,000
GRANTOR: MERRILL LYNCH TRUST C						
GRANTEE: LAREDO ANDREW F & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N14 FOP=[YR=1993] N6 W15 BAS=[YR=2015] W20 FOP=[YR=2008] W3 S6 E3 N6$ S6 E20 N6$ S6 E15$ W35 S14 W3 S6 E3 S17 E14 S4 E7 N4 E14 N17 E3 N6$ PTR=S70 FGR=[YR=1993] N36 W21 FCP=[YR=1993] W14 S14 E14N14$ S14 W14 S22 E35$ UOP=[YR=1993] E7 N36 W7S36$ N70$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	40	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	000131	C	RES CREEK	0	0006	R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	675,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS