

BELL DEWAYNE T & BETTY B
1916 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128D-0178-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 80		0900	01	3,602	131.2740	182.47	657,257	2003	2003	0	0	11.00	89.00	VALUATION BY		STANDARD													
Exterior Wall		23	REINF CONC 20		1 SNGL FAM 100% - 2004										Heated Area: 3151 HX Base Yr 2004																	
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										584,959							
Roof Cover		08	CLAY TILE 100												TOTAL MARKET OB/XF VALUE										87,612							
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										675,000							
Interior Floo		12	HARDWOOD 70												TOTAL MARKET VALUE										1,347,571							
Interior Floo		19	MARBLE 30												SOH/AGL Deduction										647,757							
Air Condition		03	CENTRAL 100												ASSESSED VALUE										699,814							
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 51,411							
Bedrooms		4	100												BASE TAXABLE VALUE										648,403							
Bathrooms		3	100												TOTAL JUST VALUE										1,347,571							
Frame		02	WOOD FRAME 100												NCON VALUE										0							
Stories		1.5	1.5 100		INCOME VALUE																											
Units		0	100		PREVIOUS YEAR MKT VALUE										1,269,403																	
BUD8 Adjustme		02	DIST FB 100																													
Occupancy		00	NONE 100																													
Quality		05	Quality Level 05																													
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	2,393	100	2003	2,393	388,619																											
FCP	256	25	2003	64	10,393																											
FGR	483	55	2003	266	43,198																											
FOP	58	30	2003	17	2,761																											
FOP	140	30	2005	42	6,821																											
FOP	179	30	2013	54	8,769																											
FUS	758	100	2003	758	123,098																											
PTO	156	5	2003	8	1,299																											
TOTALS		4,423			3,602	584,959																										
EXTRA FEATURES										2016 SUNRISE DR, FERNANDINA BEACH																						
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	0300	BOAT DCK W	0	100	285	4	1,140.00	SF	60.00	60.00	100	1990	1990	3	20	13,680																
2	0300	BOAT DCK W	0	100	0	0	462.00	SF	60.00	60.00	100	2005	2005	3	32	8,870																
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2005	2005	3	21	189																
4	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1990	1990	3	20	832																
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	400																
6	0920	CWALL-WD/M	0	100	0	0	115.00	LF	390.00	390.00	100	2003	2003	3	20	8,970																
7	1131	REINFR	8	0	100	70	210.00	SF	9.45	9.45	100	2003	2003	3	94	1,865																
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2005	2005	3	21	630																
11	0315	UTILTY POD	0	100	0	0	1.00	UT	600.00	600.00	100	2005	2005	3	21	126																
13	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000																
LAND DESCRIPTION										TOTAL OB/XF 86,562																						
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	000131	C	RES CREEK	100		R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	675,000															

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