LOT 180
ESMT OR 1605/1321
FOREST HILLS 4 PB 4/61

AUSTIN BRYAN EDWARD & SARAH SULLIVAN
248 PRINCE AVE
ATHENS, GA 30601

2026

00-00-31-128D-0180-0000

BUILDING CHARACTERISTICS

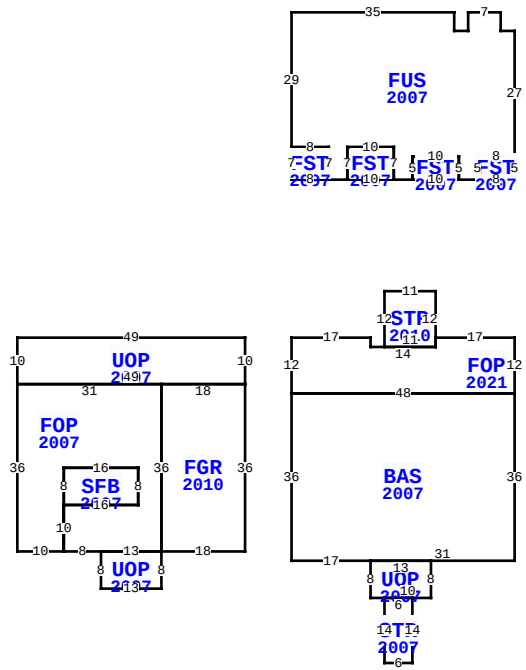
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
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	1,728	100	2007	1,728	402,265
FGR	648	55	2010	356	82,874
FOP	988	30	2007	296	68,907
FOP	548	30	2021	164	38,178
FST	40	55	2007	22	5,121
FST	50	55	2007	28	6,518
FST	56	55	2007	31	7,217
FST	70	55	2007	38	8,846
FUS	1,488	100	2007	1,488	346,395
SFB	128	80	2007	102	23,745
TOTALS	6,658			4,414	1,027,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,414	148.5229	246.55	1,088,272	2007	2016	0	0	0	5.58	94.42

1 SFR CUST 0% - 0 Heated Area: 3318 HX Base Yr



** This building has 15 Sub-Areas

1926 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 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,027,546
TOTAL MARKET OB/XF VALUE	94,205
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	1,796,751
SOH/AGL Deduction	0
ASSESSED VALUE	1,796,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,796,751
TOTAL JUST VALUE	1,796,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,726,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190324	SWIM POOL	0	05/24/2019
20180806	PAVERS	0	03/08/2018
20100512	GAS	1,385	03/29/2010
20091612	XFOB	5,000	11/30/2009
20071217	XFOB	1,000	06/28/2007
20062607	H/AC	9,000	11/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/0422	3/03/2021	WD	Q	I	01	1,438,800
GRANTOR: GRAY JOSEPH F						
GRANTEE: AUSTIN BRYAN EDWARD						
2180/0842	2/19/2018	WD	Q	I	01	935,000
GRANTOR: WURTZ THOMAS J						
GRANTEE: GRAY JOSEPH F						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W49S10 FOP=[YR=2007] S36E10 N10 SFB=[YR=2007] E16N8W16S8$N8E16S8 W16S10E8 UOP=[YR=2007] S8E13N8W13$ E13 FGR=[YR=2010] E18N36W18S36$N36 W31$ E49 N10$ PTR=E10 FOP=[YR=2021] S12 BAS=[YR=2007] S36E17 UOP=[YR=2007] S8 E3 STR=[YR=2007] S14E6N14W6$E10N8W13 $E31 N36W48$ E48N12W17S2 STR=[YR=2010] N12W11S12E11$ W14N2 W17$ W10$ PTR=N70E10 FUS=[YR=2007] S29 FST=[YR=2007] S7E8N7W8$ E8S7E4 FST=[YR=2007] E10N7W10S7$ N7E10S7E4 FST=[YR=2007] E10N5W10S5$ N5E10S5E4 FST=[YR=2007] E8N5W8S5$ N5E8N27W3N4 W7S4W3N4W35$ W10S70$.

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	0300	BOAT DCK W	0	0	318	4	1,272.00	SF	40.00	40.00	100	2007	2007	3	40	20,352	
2	0300	BOAT DCK W	0	0	0	0	456.00	SF	40.00	40.00	100	2007	2007	3	40	7,296	
3	0350	CARPORT WD	0	0	32	20	640.00	SF	9.88	9.88	100	2007	2007	3	24	1,518	
4	0322	BOAT LFT L	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	24	720	
5	0300	BOAT DCK W	0	0	0	0	166.00	SF	40.00	40.00	100	2007	2007	3	40	2,656	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
8	0920	CWALL-WD/M	0	0	0	0	38.00	LF	390.00	390.00	100	2007	2007	3	24	3,557	
9	1242	WD DECK A	0	0	8	4	32.00	SF	12.50	12.50	100	2007	2007	3	24	96	
12	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2012	2012	3	45	1,035	
13	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2012	2012	3	60	3,120	

TOTAL OB/XF 43,465

LAND DESCRIPTION

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	0.00	0.00	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

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BASE TAXABLE VALUE	1,796,751
TOTAL JUST VALUE	1,796,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,726,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062055	NEW CONSTR	8,000	09/05/2006
20061713	DEMOLITION	7,000	07/19/2006
20061714	NEW CONSTR	299,302	07/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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BUILDING DIMENSIONS

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14	1242	WD DECK A	0	0	20	26	520.00	SF	10.00	10.00	100	2012	2012	3	45	2,340	
15	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2012	2012	3	45	900	
16	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,740

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

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