

MOKRIS JEFFREY B & JENNIFER L REVOCABLE MARITAL TR
1932 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128D-0182-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

19

COMMON BRK 70

0500

01

3,210

120.0738

199.32

639,817

1979

1989

0

0

25.00

75.00

12

CEDAR 30

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 90

06

CUST PANEL 10

12

HARDWOOD 70

14

CARPET 30

03

CENTRAL 100

04

AIR DUCTED 100

4

100

3

100

02

WOOD FRAME 100

2.

2. 100

0

100

02

DIST FB 100

00

NONE 100

04

Quality Level 04

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

2,011

100

1993

2,011

300,625

FEP

91

80

1993

73

10,913

FGR

534

55

1993

294

43,950

FOP

48

30

1993

14

2,093

FSP

506

40

1993

202

30,197

FUS

576

100

1993

576

86,106

UST

88

45

1993

40

5,980

TOTALS

3,854

3,210

479,863

EXTRA FEATURES

1932 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

3

0300

BOAT DCK W

0

100

0

0

1,012.00

SF

40.00

40.00

100

1984

1984

3

20

8,096

LAND DESCRIPTION

TOTAL OB/XF

8,096

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

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

2

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

1,350,000

Market:

0

Agricultural:

0

Common:

1,350,000

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MARKET ADJUSTMENTS

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

479,863

TOTAL MARKET OB/XF VALUE

8,096

TOTAL LAND VALUE - MARKET

1,350,000

TOTAL MARKET VALUE

1,837,959

SOH/AGL Deduction

373,611

ASSESSED VALUE

1,464,348

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

1,412,937

TOTAL JUST VALUE

1,837,959

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,794,531

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2828/1216

11/03/2025

QC

U

I

11

100

GRANTOR: MOKRIS JEFFREY BRADFORD

GRANTEE: MOKRIS JEFFREY B &

2758/392

12/26/2024

WD

Q

I

01

2,100,000

GRANTOR: ROMAN CHRISTY LYNN

GRANTEE: MOKRIS JEFFREY BRAD

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W13 FSP=[YR=1993] N16 W22 BAS=[YR=1993] W19 S12 W22 S35 E18 N4 FOP=[YR=1993] E12 N4 W12 S4\$ N4 E12 S8E15 D1 R2 E4 U1 R2 E1FGR=[YR=1993] S6UST=[YR=1993] S4 E22 N4 W22\$ E22 N30W8 S9 W14 S15\$ N15 E14 N9 W27 N23\$ S23 E22 N7\$ S7 E13 N7 \$ PTR= E20 FUS=[YR=1993] E24 S24 W24 N24\$ W20\$.