

LOT 183
IN OR 902/949
FOREST HILLS 4 PB 4/61

MOCK WILLIAM J JR & VIRGINIA C
P O BOX 706
FERNANDINA BEACH, FL 32035

2026

00-00-31-128D-0183-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 80
Exterior Wall	23 REINF CONC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	06 CUST PANEL 30
Interior Floor	12 HARDWOOD 60
Interior Floor	09 MARBLE 40
Air Condition	13 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
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	4,054	100	2004	4,054	664,565
FEP	32	80	2004	26	4,262
FGR	841	55	2004	463	75,899
FOP	70	30	2004	21	3,442
FOP	228	30	2004	68	11,147
FOP	233	30	2004	70	11,475
FOP	323	30	2004	97	15,901
FST	64	55	2004	35	5,738
FST	70	55	2004	38	6,229
FUS	428	100	2004	428	70,161
TOTALS	9,826			8,173	339,785

** This building has 13 Sub-Areas

1934 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026 MLU

EXTRA FEATURES	
L N	OB/XF CODE
1	0300 BOAT DCK W
2	0310 AL GANG WY
3	0920 CWALL-WD/M
5	0100 BAR-B-Q
8	1076 TRELLIS A
9	1075 TRELLIS G
10	1075 TRELLIS G
11	0500 FP-PRE FAB
18	0860 POOL/SPA
21	1242 WD DECK A

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
650.00	SF	40.00	40.00	100	2003	2003	3	29	7,540	
23.00	LF	115.00	115.00	100	2003	2003	3	20	529	
170.00	LF	390.00	390.00	100	2003	2003	3	20	13,260	
1.00	UT	1,000.00	1,000.00	100	2004	2004	3	20	200	
30.00	SF	7.50	7.50	100	2004	2004	3	85	191	
99.00	SF	35.00	35.00	100	2004	2004	3	30	1,040	
160.00	SF	35.00	35.00	100	2004	2004	3	30	1,680	
2.00	UT	7,000.00	7,000.00	100	2004	2004	3	86	12,040	
1.00	UT	60,000.00	60,000.00	100	2004	2004	05	85	51,000	
32.00	SF	11.00	11.00	100	2004	2004	3	20	70	

LAND DESCRIPTION	
L N	USE CODE
1	000131 C

TOTAL OB/XF	
TOT LND UTS	UNIT TYPE
100.00	FF
1.00	
1.00	
1.00	
6,750.00	
6,750.00	
675,000	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,339,785
TOTAL MARKET OB/XF VALUE	127,921
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	2,142,706
SOH/AGL Deduction	825,225
ASSESSED VALUE	1,317,481
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	1,266,070
TOTAL JUST VALUE	2,142,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,102,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033809	NEW CONSTR	1,000	09/11/2003
20033783	NEW CONSTR	1,000	09/05/2003
20033755	OTHER	1,000	08/27/2003
20033723	OTHER	1,000	08/21/2003
20033587	SWIM POOL	18,000	07/30/2003
20033370	H/AC	19,000	06/30/2003

SALES DATA	
OFF RECORD Number	DATE
0902/0949	10/07/1999
GRANTOR: LEVY CARLOS A & KATHR	
GRANTEE: MOCK WILLIAM J JR &	
0851/1663	10/09/1998
GRANTOR: SPINNER EUGENE S & LI	
GRANTEE: LEVY CARLOS A & KAT	

BUILDING NOTES	
FOP=[YR=2004] W2 N1 W17 FOP=[YR=2004] W18 PTO=[YR=2004] W31 S8 W18 S7 FOP=[YR=2004] S5 E14 N5 W14 \$ E14 S5 BAS=[YR=2004] W14 N5 W17 S31 W1 S5 E1 S13 E3 S4 E9 N4 E3 N9 E10 FOP=[YR=2004] S3 E11 S2 E15 N3 W1 N8 W3 S2 W8 N2 W12 S6 W2 \$ E2 N6 E12 S2 E8 N2 E3 S8 E15 FGR=[YR=2004] S35 E25 N12 FST=[YR=2004] E4 N16 FEP=[YR=2004] N4 W8 S4 E8 \$ W4 S16 \$ N16 W4 N4 W2 N7 W5 FST=[YR=2004] S6 W10 N7 E10 S1 \$ S6 W10 N2 W4 \$ E4 N5 E10 S1 E5 S7 E15 N18 E2 N14 E2 N9 W2 N6 W15 N7 W15 S10 W20 S8 W20 N4 \$ S4 E20 N19 E15 N5 \$ S5 W15 S11 E20 N10 E13 N6 \$ S6 E2 S7 E15 S1 E2 N13 \$ PTR= E15 FUS=[YR=2004] E11 N6 E15 S5 E6 S11 E12 N11 E8 N8 E11 N8 E2 N2 E14 S2 E10 S7 W9 S20 E16 S8 W8 S16 SFB=[YR=2004] E1 S22 W7 FUS=[YR=2004]	

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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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