LOT 184
IN OR 1330/788
FOREST HILLS 4 PB 4/61

BENNETT EDMOND C & KIMBERLY
2000 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0184-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

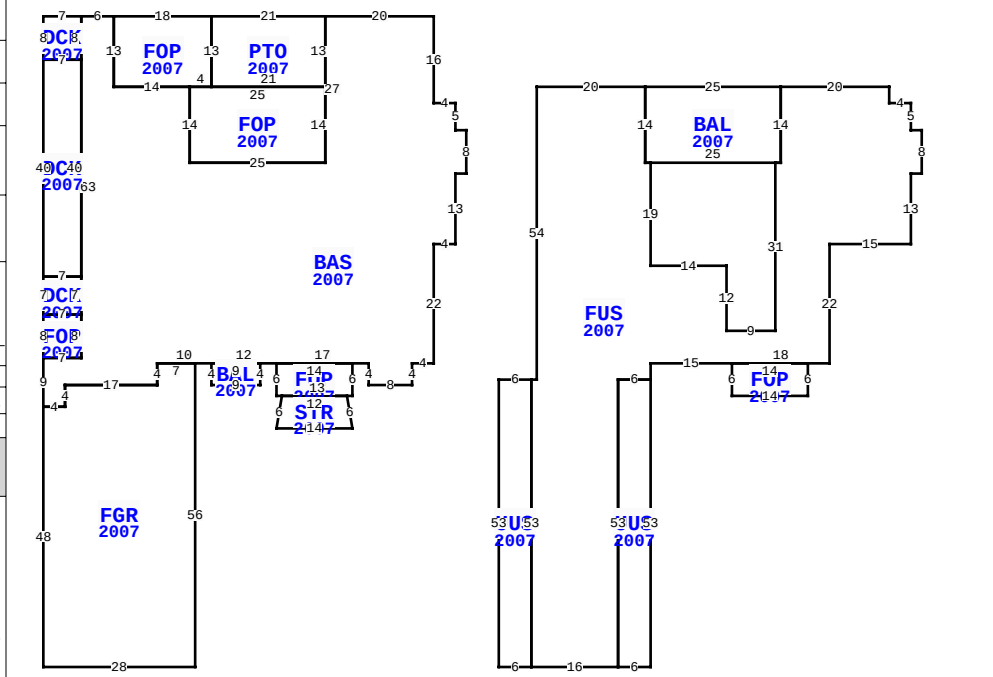
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	36	15	2007	5	816
BAL	350	15	2007	52	8,488
BAS	3,562	100	2007	3,562	581,478
DCK	49	10	2007	5	816
DCK	56	10	2007	6	979
DCK	280	10	2007	28	4,571
FGR	1,468	55	2007	807	131,739
FOP	56	30	2007	17	2,776
FOP	84	30	2007	25	4,081
FOP	84	30	2007	25	4,081
TOTALS	10,805			8,256	1,347,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	8,256	129.0575	179.39	1,481,044	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2008 Heated Area: 6771 HX Base Yr 2008



** This building has 17 Sub-Areas

2000 SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,347,750
TOTAL MARKET OB/XF VALUE		126,163
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		2,148,913
SOH/AGL Deduction		848,932
ASSESSED VALUE		1,299,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,248,570
TOTAL JUST VALUE		2,148,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,086,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070769	OTHER	3,400	05/02/2007
20062655	ELEC OTHER	600	12/01/2006
20061355	NEW CONSTR	5,200	06/16/2006
20061301	GAS	1,000	06/08/2006
20060942	H/AC	31,470	05/02/2006
20060483	SWIM POOL	22,000	03/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0788	7/01/2005	QC	Q	I	01	225,000
GRANTOR: BENNETT EDMOND C						
GRANTEE: BENNETT EDMOND C &						
1036/1996	2/12/2002	WD	Q	I		503,000
GRANTOR: EVANS BENJAMIN B & CY						
GRANTEE: BENNETT EDMOND C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4N16W20 PTO=[YR=2007] W21 FOP=[YR=2007] W18S13E14 FOP=[YR=2007] S14 E25N14W25$E4N13$ S13E21N13$S27 W25N14W14N13W6 DCK=[YR=2007] W7S8 DCK=[YR=2007] S40 DCK=[YR=2007] S7 FOP=[YR=2007] S8E7N8W7$E7N7W7$E7N40 W7$E7N8$S63W7S9 FGR=[YR=2007] S48E28 N56W7S4W17S4W4$ E4N4E17N4E10 BAL=[YR=2007] S4E9N4W9$ E12 FOP=[YR=2007] S6 E1 STR=[YR=2007] D6 L1 E14 U6 L1 W12$E13N6W14$E17S4E8N4E4N22E4 N13E2N8W2N5$ PTR=N3E15 FUS=[YR=2007] S54W1 UUS=[YR=2007] W6S53E6 N53$ S53E16 UUS=[YR=2007] E6N53W6S53 $ N53E6N3E15 FOP=[YR=2007] S6E14N6 W14$ E18N22 E15N13E2N8W2N5W4N3 W20 BAL=[YR=2007] W25S14E25N14$S14W1 S31W9N12W14N19W1N14W20$ W15S3$.

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	0920	CWALL-WD/M	0	100	0	0	215.00	LF	429.00	429.00	100	2003	2003	3	20	18,447	
2	0300	BOAT DCK W	0	100	0	0	1,272.00	SF	80.00	80.00	100	2004	2004	3	30	30,528	
3	0303	FLT DOCK W	0	100	20	10	200.00	SF	39.00	39.00	100	2004	2004	3	30	2,340	
4	0350	CARPORT WD	0	100	40	14	560.00	SF	13.00	13.00	100	2016	2016	3	65	4,732	
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2004	2004	3	20	1,200	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2004	2004	3	20	600	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	20	460	
8	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	3,560	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	

TOTAL OB/XF 114,067

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	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 02/27/2024 BY TWA 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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FOREST HILLS 4 PB 4/61

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,086,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060205	NEW CONSTR	20,000	01/24/2006
20052698	DEMOLITION	4,000	09/22/2005
20052699	NEW CONSTR	1,200,000	09/21/2005
20041452	TEMP POLE	1,000	08/12/2004
20041263	DEMOLITION	3,000	07/09/2004

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	1131	REINFR 8	0	100	200	5	1,000.00	SF	12.60	12.60	100	2007	2007	3	96	12,096	

LAND DESCRIPTION

TOTAL OB/XF 12,096

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 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS