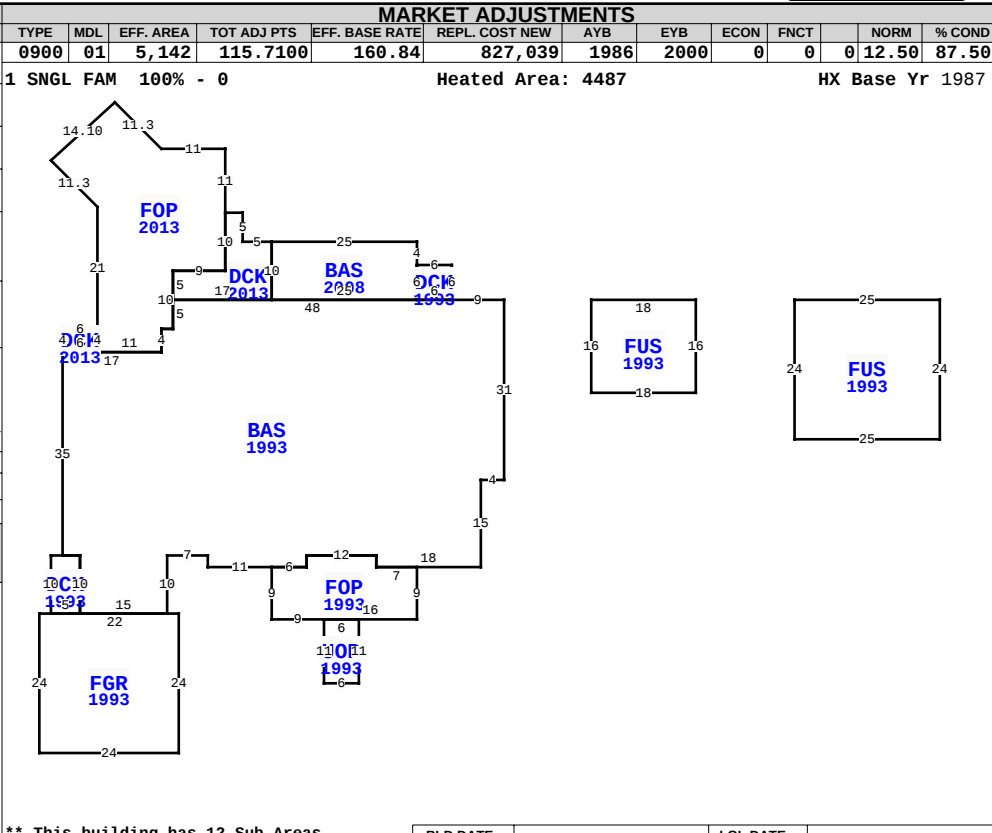




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	3,349	100	1993	3,349	471,321
BAS	250	100	2008	250	35,184
DCK	36	10	1993	4	563
DCK	50	10	1993	5	704
DCK	24	10	2013	2	282
DCK	140	10	2013	14	1,971
FGR	576	55	1993	317	44,613
FOP	249	30	1993	75	10,555
FOP	749	30	2013	225	31,665
FUS	288	100	1993	288	40,532
TOTALS	6,377			5,142	723,659



** This building has 12 Sub-Areas

2006 SUNRISE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026 MLU

EXTRA FEATURES															2006 SUNRISE DR, FERNANDINA BEACH										XF DATE		LAND DATE		05/06/2026	MLC
															INC DATE		AG DATE													
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	0500	FP-PRE FAB	0	100	0	0	2.00		UT	3,500.00	3,500.00	100	1986	1986	3	56	3,920													
3	0860	POOL/SPA	0	100	0	0	1.00		UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500													
4	0920	CWALL-WD/M	0	100	0	0	220.00		LF	390.00	390.00	100	2003	2003	3	20	17,160													
6	0300	BOAT DCK W	0	100	0	0	848.00		SF	48.00	48.00	100	2005	2005	3	32	13,025													
7	0310	AL GANG WY	0	100	0	0	20.00		LF	115.00	115.00	100	2005	2005	3	21	483													
8	0303	FLT DOCK W	0	100	20	10	200.00		SF	31.20	31.20	100	2005	2005	3	32	1,997													
9	0317	DCK PLNG W	0	100	0	0	2.00		UT	1,000.00	1,000.00	100	2005	2005	3	21	420													
10	0350	CARPORT WD	0	100	20	10	200.00		SF	19.76	19.76	100	2005	2005	3	21	830													
11	0322	BOAT LFT L	0	100	0	0	1.00		UT	1,500.00	1,500.00	100	2005	2005	3	21	315													
15	0600	SUMMER KIT	0	100	0	0	1.00		UT	10,000.00	10,000.00	100	2013	2013	3	50	5,000													

LAND DESCRIPTION										TOTAL OB/XF					85,650			
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	LA VA	
1	000131	C	RES CREEK	100	0006	R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	6	
2	000131	C	RES CREEK	100	0006	R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	6	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		723,659			
TOTAL MARKET OB/XF VALUE		85,650			
TOTAL LAND VALUE - MARKET		1,350,000			
TOTAL MARKET VALUE		2,159,309			
SOH/AGL Deduction		1,532,755			
ASSESSED VALUE		626,554			
TOTAL EXEMPTION VALUE		56,411			HX HB WR
BASE TAXABLE VALUE		570,143			
TOTAL JUST VALUE		2,159,309			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,980,782			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111392	XFOB	300	08/16/2011
20111367	ELEC OTHER	400	08/15/2011
20111156	XFOB	70,000	07/14/2011
20110833	REMODEL	50,000	05/31/2011
20110834	REPAIR/RRF	4,000	05/31/2011
20100207	MECH OTHER	1,200	02/02/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1682	6/20/2024	SW	U	I	11	100
GRANTOR: BRYAN WILLIAM E JR						
GRANTEE: BRYAN WILLIAM EDWAR						
2711/1791	4/30/2024	SW	U	I	11	100
GRANTOR: BRYAN WILLIAM E JR						
GRANTEE: BRYAN WILLIAM EDWAR						

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W9 DCK=[YR=1993] N6 W6 BAS=[YR=2008] N4 W25 DCK=[YR=2013] W5N5W3 FOP=[YR=2013] N11W11 U8 L8 D10 L11 D8 R8 S21 DCK=[YR=2013] W6S4E6N4\$S4 E11N4E2N10E9N10\$ S10W9S5E17N10 \$ S10 E25 N6\$ S6 E6\$ W48 S5W2 S4 W17 S35 DCK=[YR=1993] W2 S10 FGR=[YR=1993] W2 S24 E24 N24 W22\$ E5 N10 W3\$ E3 S10 E15 N10 E7S2 E11 FOP=[YR=1993] S9 E9 UOP=[YR=1993] S11 E6 N11 W6\$ E16 N9 W7 N2 W12 S2 W6\$ E6 N2 E12 S2 E18 N15 E4 N31\$ PTR= E15 FUS=[YR=1993] E18 S16 W18 N16 \$ W15 \$ PTR= E50 FUS=[YR=1993] E25 S24 W25N24 \$ W50 \$.														