LOTS 190 & 191
FOREST HILLS 4 PB 4/61 &
PT OUTLOT 62 IN OR 2711/1195

GAMBA BRANDT E & MELINDA W
2012 SUNRISE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0190-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

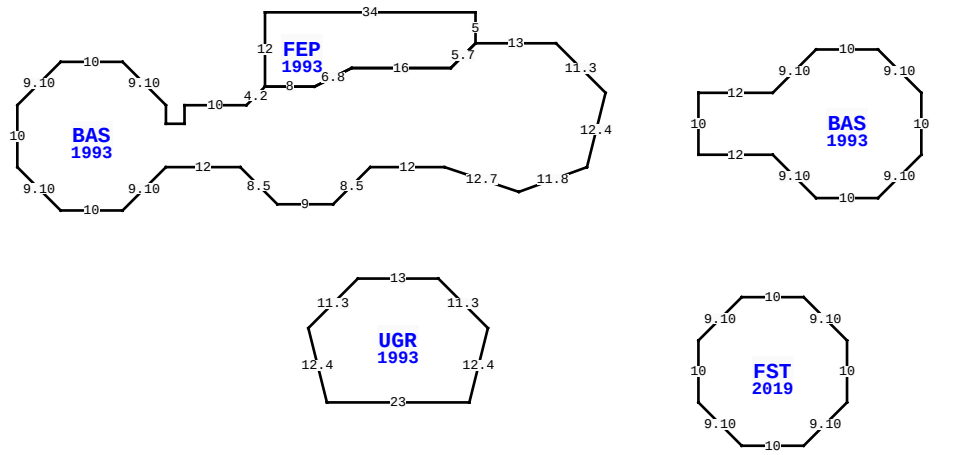
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100	1993	598	51,993
BAS	1,659	100	1993	1,659	144,240
FEP	331	80	1993	265	23,040
FST	478	55	2019	263	22,866
UGR	480	45	1993	216	18,780
TOTALS	3,546			3,001	260,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,001	103.5000	108.68	326,149	1985	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2257 HX Base Yr 2020



2012 SUNRISE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,919
TOTAL MARKET OB/XF VALUE		26,014
TOTAL LAND VALUE - MARKET		1,674,000
TOTAL MARKET VALUE		1,960,933
SOH/AGL Deduction		1,378,857
ASSESSED VALUE		582,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		530,665
TOTAL JUST VALUE		1,960,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,115,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5122	ABV.GRND.POOL & D	6,500	12/05/1988
4390	N/A	9,500	07/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1195	7/05/2023	QC	U	I	11	100
GRANTOR: MONROE MOI M III & CH						
GRANTEE: GAMBA BRANDT E & ME						
2264/0516	3/12/2019	WD	Q	I	01	550,000
GRANTOR: MONSON LIVING TRUST						
GRANTEE: GAMBA BRANDT E & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] U8L8 W13 D4L4 W16 D3L6 W8 D3L3 W10 S3 W3 N3 U7L7 W10 D7L7 S10 D7R7 E10 U7R7 E12 D6R6 E9 U6R6 E12 D4R12 U4R11 U12R3 $
BAS=[YR=1993;ORIG=15,0] E12 U7R7 E10 D7R7 S10 D7L7 W10 U7L7 W12 N10 $
UGR=[YR=1993;ORIG=-40,30] E13 D8R8 D12L3 W23 U12L3 U8R8 $
FST=[YR=2019;ORIG=15,40] U7R7 E10 D7R7 S10 D7L7 W10 U7L7 N10 $
FEP=[YR=1993;ORIG=-21,-8] N5 W34 S12 E8 U3R6 E16 U4R4 $.
.

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
3	0300	BOAT DCK W	0	100	0	0	1,162.00	SF	40.00	40.00	100	1987	1987	3	20	9,296	
4	1241	WD DECK G	0	100	0	0	992.00	UT	11.50	11.50	100	1989	1989	3	20	2,282	
5	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	1989	1989	3	20	240	
6	0820	WOOD WALK	0	100	0	0	416.00	SF	11.75	11.75	100	2018	2018	3	58	2,835	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	74	1,702	
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	26	1,082	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
10	0350	CARPORT WD	0	100	26	13	338.00	SF	13.00	13.00	100	2018	2018	3	74	3,252	
11	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2018	2018	3	74	1,850	
12	0754	FOP	0	100	0	0	250.00	SF	15.00	15.00	100	2025	2020		82	3,075	

TOTAL OB/XF 26,014

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							
2	000131	C	RES CREEK	100		R-1	148.00	240.00	148.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	999,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,674,000 Market: 0 Agricultural: 0 Common: 1,674,000 PRINTED 07/09/2026 BY SYS