LOT 192
IN OR 2025/1740
FOREST HILLS 4 PB 4/61

MONROE MOI M III & CHERYL B
2017 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0192-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SUNRISE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	47,027
TOTAL LAND VALUE - MARKET	4,000
TOTAL MARKET VALUE	51,027
SOH/AGL Deduction	0
ASSESSED VALUE	51,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,027
TOTAL JUST VALUE	51,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1740	1/26/2016	QC	U	I	11	100
GRANTOR: MONROE MOI M III & CH						
GRANTEE: MONROE MOI M III &						
2018/0601	8/07/2015	QC	U	V	11	100
GRANTOR: JENKINS ROBERT S & SY						
GRANTEE: MONROE MOI M III &						

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
1	0304	DOCK MD WD	0	0	413	4	1,652.00	SF	28.00	28.00	100	2016	2016	3	75	34,692	
2	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2016	2016	3	65	1,495	
3	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2016	2016	3	75	2,496	
4	0350	CARPORT WD	0	0	36	14	504.00	SF	13.00	13.00	100	2016	2016	3	65	4,259	
5	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	65	1,625	
6	0325	BOAT LFT C	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2020	2020		82	2,460	

LAND DESCRIPTION

TOTAL OB/XF 47,027

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	000116	C	RES MARSH	0	0006	R-1	111.00	177.00	1.00	UT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 07/09/2026 BY SYS