LOT 8
SURF UNIT TWO-REPLAT PBK 8/269

SUNRISE ON FIRST LLC
1964 CAMELLIA OAKS LN
JACKSONVILLE, FL 32217

2026

00-00-31-1742-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

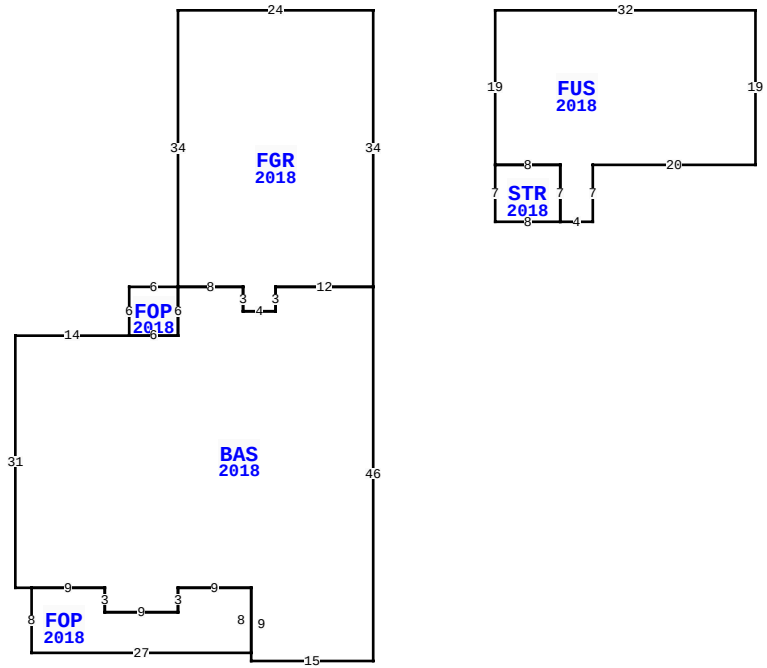
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2018	1,658	296,788
FGR	828	55	2018	455	81,447
FOP	36	30	2018	11	1,969
FOP	189	30	2018	57	10,203
FUS	636	100	2018	636	113,846
STR	56	10	2018	6	1,074
TOTALS	3,403			2,823	505,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,823	111.1680	184.54	520,956	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2019 Heated Area: 2294 HX Base Yr 2019



3278 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		505,327
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		890,327
SOH/AGL Deduction		283,534
ASSESSED VALUE		606,793
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		555,382
TOTAL JUST VALUE		890,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		840,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173264	CO ISSUED	0	08/31/2018
20173264	NEW CONSTR	308,216	10/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/1586	4/27/2026	WD	Q	I	01	1,260,000
GRANTOR: ALVAREZ ALINA						
GRANTEE: SUNRISE ON FIRST LL						
2222/0963	9/07/2018	WD	Q	I	01	670,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ALVAREZ ALINA & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W24 S34 FOP=[YR=2018] W6 S6 BAS=[YR=2018] W14 S31 E2 FOP=[YR=2018] S8 E27 N8 W9 S3 W9 N3 W9$ E9 S3 E9 N3 E9 S9 E15 N46 W12 S3 W4 N3 W8 S6 W6$ E6 N6$ E8 S3 E4 N3 E12 N34$ PTR=E15 FUS=[YR=2018] E32 S19 W20 S7 W4 STR=[YR=2018] W8 N7 E8 S7$ N7 W8 N19$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	385,000.00	385,000.00	385,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS