

LOT 145
IN OR 1855/2008
AMELIA NATIONAL #1 PB 7/48

GOWER JAMES N & VALENCIA D
95012 SUNFLOWER COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0145-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

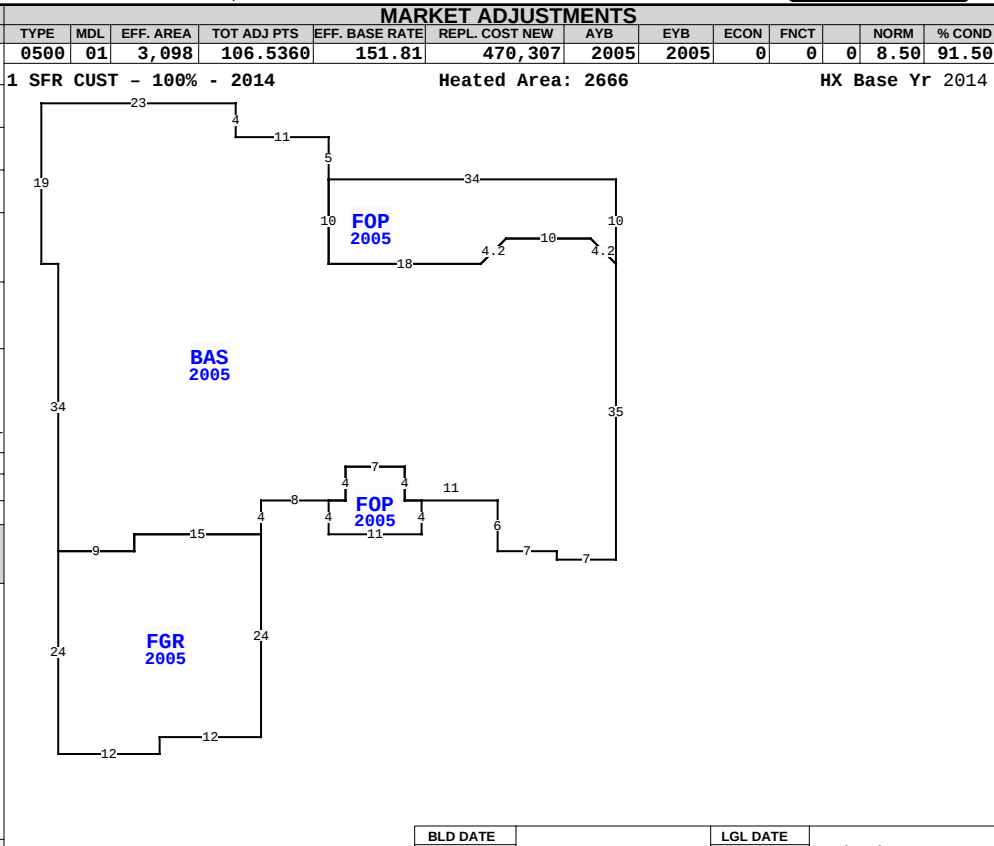
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,666	100	2,666	370,323
FGR	582	55	320	44,450
FOP	72	30	22	3,056
FOP	301	30	90	12,502
TOTALS	3,621		3,098	430,331

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,300.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

REVIEW DATE 04/27/2018 BY KWX



95012 SUNFLOWER CT, FERNANDINA BEACH									
TOTAL OB/XF 10,502									

TOTAL OB/XF													10,502		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000.00			

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					430,331				
TOTAL MARKET OB/XF VALUE					10,502				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					555,833				
SOH/AGL Deduction					354,020				
ASSESSED VALUE					201,813				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					151,813				
TOTAL JUST VALUE					555,833				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					453,714				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509766	H/AC	0	05/01/2005
R07537	REPAIR/RRF	4,200	04/01/2005
P09289	NEW CONSTR	0	04/01/2005
C14847	CO ISSUED	199,954	03/01/2005
E14686	NEW CONSTR	2,000	03/01/2005
B14847	NEW CONSTR	199,954	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1855/0208	5/03/2013	WD	Q	I	01	239,000	
GRANTOR: CLARK FRANCIS T & ROS							
GRANTEE: GOWER JAMES N & VAL							
1697/0972	7/21/2010	WD	U	I	11	207,000	
GRANTOR: HSBC BANK USA							
GRANTEE: CLARK FRANCIS T & R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2005] W34 BAS=[YR=2005] N5 W11 N4 W23 S19 E2 S34									
FGR=[YR=2005] S24 E12 N2 E12 N24 W15 S2 W9 \$ E9 N2 E15 N4 E8									
FOP=[YR=2005] S4 E11 N4 W2 N4 W7 S4 W2 \$ E2 N4 E7 S4 E11 S6									
E7 S1 E7 N35 L3 U3 W10 L3 D3 W18 N10 \$ S10 E18 R3 U3 E10									
R3 D3 N10 \$.									

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