LOT 146
AMELIA NATIONAL #1 PB 7/48

**KNEITEL KARIN E &/BUFFA ROSALIE**
95028 SUNFLOWER CT
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-006A-0146-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

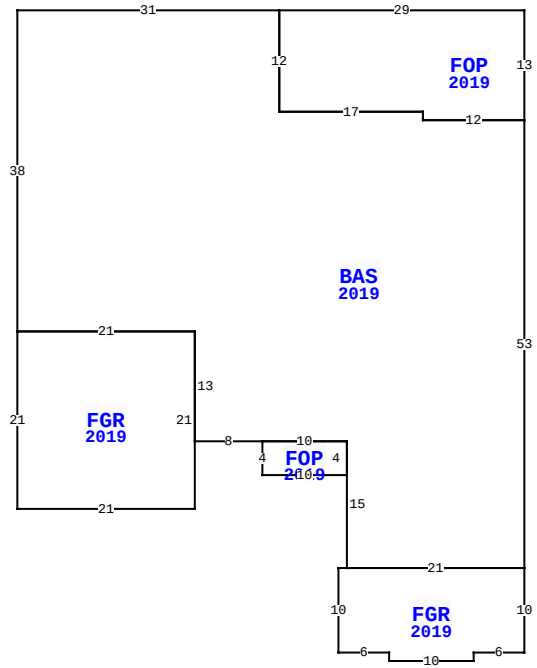
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,742 | 100 | 2,742 | 408,966 |
| FGR | 230 | 55 | 126 | 18,793 |
| FGR | 441 | 55 | 243 | 36,243 |
| FOP | 40 | 30 | 12 | 1,790 |
| FOP | 360 | 30 | 108 | 16,108 |
| TOTALS | 3,813 | | 3,231 | 481,899 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,231 | 106.2600 | 151.42 | 489,238 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SFR CUST – 100% - 2021 Heated Area: 2742 HX Base Yr 2021




95028 SUNFLOWER CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/12/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 481,899 |
| TOTAL MARKET OB/XF VALUE | | 10,402 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 607,301 |
| SOH/AGL Deduction | | 186,610 |
| ASSESSED VALUE | | 420,691 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 370,691 |
| TOTAL JUST VALUE | | 607,301 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 521,219 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1909442 | CO ISSUED | 0 | 11/18/2019 |
| B1909442 | NEW CONSTR | 373,607 | 01/01/2019 |
| R09565 | REPAIR/RRF | 3,500 | 07/01/2006 |
| B18274 | NEW CONSTR | 592,400 | 07/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2372/1400 | 6/26/2020 | WD | Q | I | 01 | 448,000 |
| GRANTOR: ICI JACKSONVILLE RESI | | | | | | |
| GRANTEE: KNEITEL KARIN E & R | | | | | | |
| 1599/0347 | 12/22/2008 | WD | U | V | 19 | 100 |
| GRANTOR: INTERVEST CONSTRUCTIO | | | | | | |
| GRANTEE: ICI JACKSONVILLE RE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W29 BAS=[YR=2019] W31 S38 FGR=[YR=2019] S21 E21 N21 W21$ E21 S13 E8 FOP=[YR=2019] S4 E10 N4 W10$ E10 S15 FGR=[YR=2019] W1 S10 E6 S1 E10 N1 E6 N10 W21$ E21 N53 W12 N1 W17 N12$ S12 E17 S1 E12 N13 $.

## 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 | 0810 | CONCRETE A | 0 | 100 | 4 | 18 | 72.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 463 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,006.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 6,474 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2019 | 2019 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,402

| 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 | 000134 | C | SFR POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 11/07/2019 BY KWNW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS