



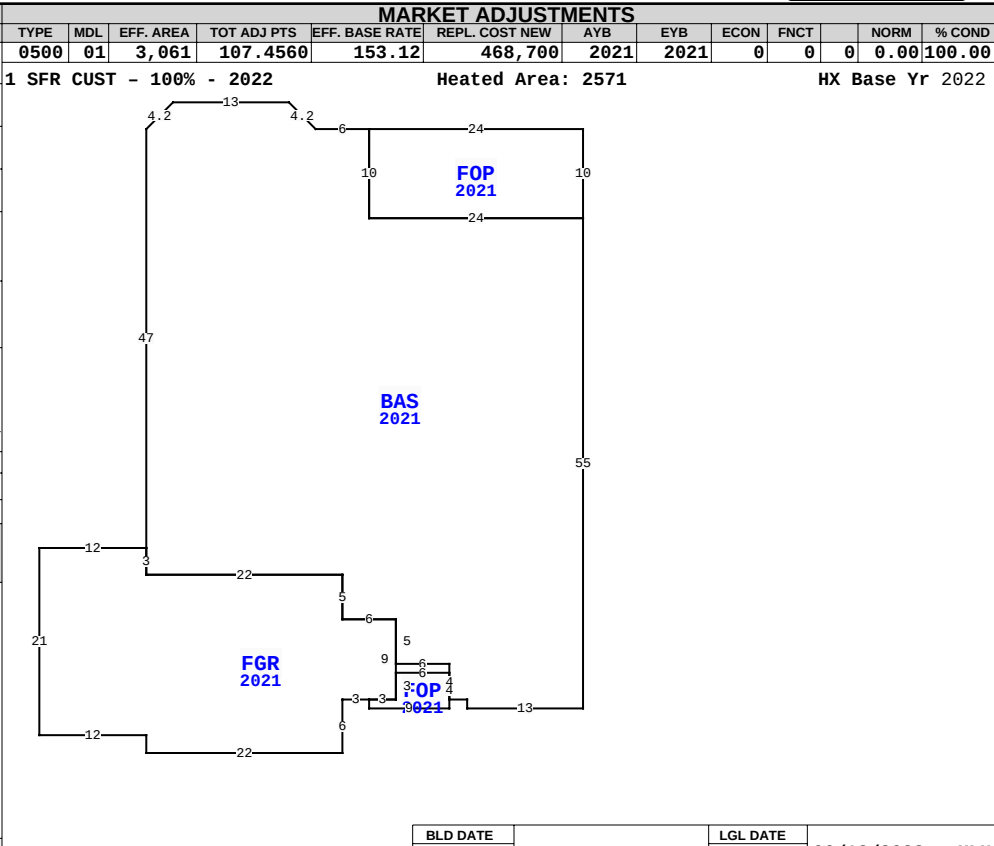
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,571	100	2,571	393,672
FGR	746	55	410	62,779
FOP	27	30	8	1,225
FOP	240	30	72	11,025
TOTALS	3,584		3,061	468,700

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	902.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	75.00	SF	10.00	10.00

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



95015 SUNFLOWER CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
9,770									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					468,700				
TOTAL MARKET OB/XF VALUE					9,770				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					593,470				
SOH/AGL Deduction					75,014				
ASSESSED VALUE					518,456				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					468,456				
TOTAL JUST VALUE					593,470				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					503,355				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002769	ADDITION	61,445	03/01/2023
C2102194	CO ISSUED	0	12/28/2021
2102194	NEW CONSTR	349,879	02/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2528/0527	12/30/2021	WD	Q	I	02	592,900	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: SULLIVAN MICHAEL &							
2362/0341	5/18/2020	SW	U	V	11	100	
GRANTOR: ICI JACKSONVILLE RESI							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W24 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S47									
FGR=[YR=2021] W12 S21 E12 S2 E22 N6 E3 FOP=[YR=2021] S1 E9 N4									
W6 S3 W3\$ E3 N9 W6 N5 W22 N3\$ S3 E22 S5 E6 S5 E6 S4 E2 S1 E13									
N55 W24 N10\$ S10 E24 N10\$.									