LOT 145
IN OR 1855/208
AMELIA NATIONAL #1 PB 7/48

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

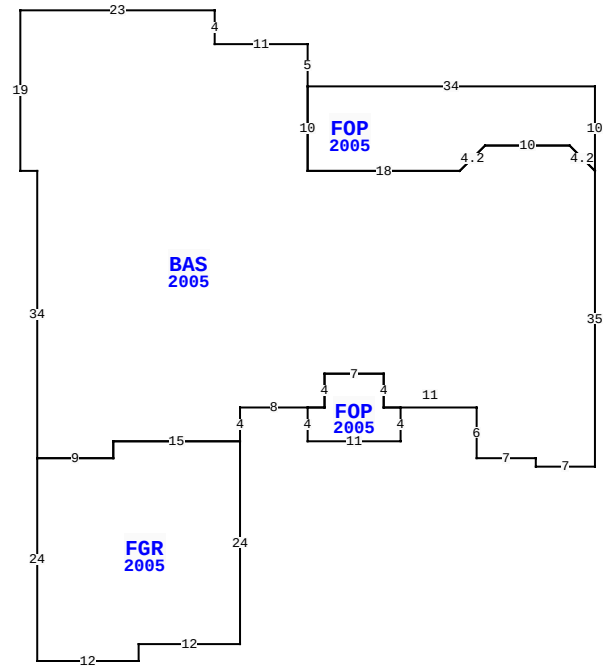
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	323,078
FGR	582	55	320	38,779
FOP	72	30	22	2,666
FOP	301	30	90	10,906
TOTALS	3,621		3,098	375,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,098	106.5360	133.17	412,561	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2014 Heated Area: 2666 HX Base Yr 2014



95012 SUNFLOWER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,431
TOTAL MARKET OB/XF VALUE		10,382
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		550,813
SOH/AGL Deduction		342,946
ASSESSED VALUE		207,867
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,867
TOTAL JUST VALUE		550,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,833

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

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 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	1,300.00	SF	6.50	6.50	100	2005	2005	3	86	7,267	

LAND DESCRIPTION

TOTAL OB/XF 10,382

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS