LOT 146
AMELIA NATIONAL #1 PB 7/48

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

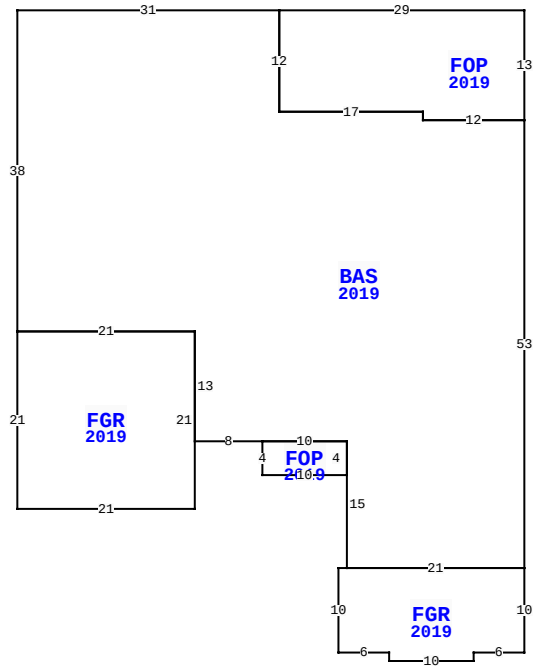
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	428,306
FGR	230	55	126	19,681
FGR	441	55	243	37,957
FOP	40	30	12	1,875
FOP	360	30	108	16,870
TOTALS	3,813		3,231	504,689

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	159.39	514,989	2019	2019	0	0	0	2.00	98.00

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	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,689
TOTAL MARKET OB/XF VALUE		10,332
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		680,021
SOH/AGL Deduction		246,709
ASSESSED VALUE		433,312
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,312
TOTAL JUST VALUE		680,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,301

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	98	459	
2	0810	CONCRETE A	0	100	0	0	1,006.00	SF	6.50	6.50	100	2019	2019	3	98	6,408	
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 10,332

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	165,000.00	165,000.00	165,000							

REVIEW DATE 11/07/2019 BY KWNW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS