



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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	2,689	100	2,689	335,013
FGR	774	55	426	53,074
FOP	72	30	22	2,741
FOP	195	30	58	7,226
PTO	733	5	37	4,610
TOTALS	4,463		3,232	402,663

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
2	0911	SCRN RM A	0	100	0	0	496.00	SF	17.50
3	0855	CONC PAVER	0	100	0	0	1,787.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,232	108.9280	136.16	440,069	2006	2006	0	0
1 SNGL FAM - 100% - 2014 Heated Area: 2689 HX Base Yr 2014									

95046 SUNFLOWER CT, FERNANDINA BEACH	BLD DATE 05/13/2015	KK	LGL DATE	
	XF DATE		LAND DATE	04/18/2024
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					402,663				
TOTAL MARKET OB/XF VALUE					23,062				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					590,725				
SOH/AGL Deduction					271,047				
ASSESSED VALUE					319,678				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					269,678				
TOTAL JUST VALUE					590,725				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					600,247				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22710	XFOB	4,000	07/01/2009
M11520	H/AC	0	05/01/2006
C17262	C0 ISSUED	204,203	03/01/2006
E16978	NEW CONSTR	4,000	03/01/2006
R08996	REPAIR/RRF	5,600	03/01/2006
B17262	NEW CONSTR	204,203	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2368/0585	6/09/2020	QC	U	I	11	100	
GRANTOR: STOLL JENNIFER & KENN							
GRANTEE: STOLL JENNIFER & KE							
2042/0119	4/18/2016	QC	U	I	11	100	
GRANTOR: STOLL KENNETH D							
GRANTEE: STOLL JENNIFER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N43 L3 U3 W10PT0=[YR=2009] N10 U8 L28 W6 N1 W20 S12 E21 S7E33\$ FOP=[YR=2006] W22S10E19 N7 R3 U3 \$ D3 L3 S7 W19 N10W11 N7W21S51 FGR=[YR=2006] S32E10N2E14 N32W17S2W7\$ E7N2E17N4 E9 FOP=[YR=2006] S4E11N4W2N4W7S4W2\$ E2 N4E7S4E10S7E7S1E8\$.									