



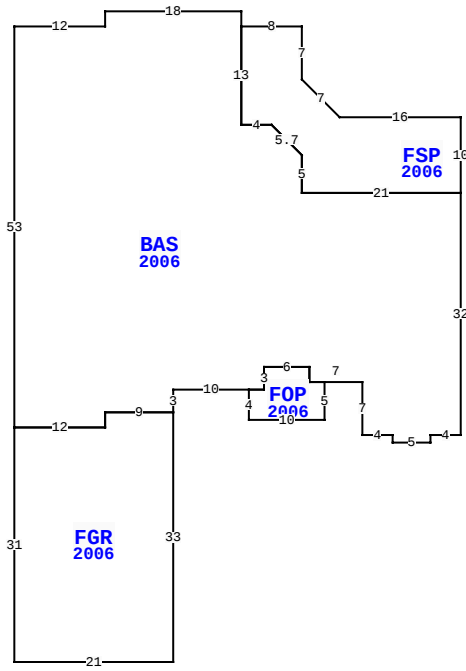
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,439	100	2,439	314,936
FGR	669	55	368	47,518
FOP	60	30	18	2,324
FSP	335	40	134	17,303
TOTALS	3,503		2,959	382,080

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,959	112.8940	141.12	417,574	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2017 Heated Area: 2439 HX Base Yr 2017											



95050 SUNFLOWER CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	1,315.00	UT	6.50	6.50	100	2006	2006	3	87	7,436	
2	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	2006	2006	3	87	165	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	

LAND DESCRIPTION										TOTAL OB/XF							10,751	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
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: 02/10/2025 BY: XDS Total: 0.00 Total: 10.00 100.000																		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			STANDARD
BUILDING MARKET VALUE		Tax Dist:			382,080
TOTAL MARKET OB/XF VALUE					10,751
TOTAL LAND VALUE - MARKET					165,000
TOTAL MARKET VALUE					557,831
SOH/AGL Deduction					260,503
ASSESSED VALUE					297,328
TOTAL EXEMPTION VALUE		HX HB WX			55,000
BASE TAXABLE VALUE					242,328
TOTAL JUST VALUE					557,831
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					563,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10940	H/AC	0	01/01/2006
P10316	NEW CONSTR	0	11/01/2005
C16410	C0 ISSUED	410,135	10/01/2005
R08452	REPAIR/RRF	3,500	10/01/2005
B16410	NEW CONSTR	410,135	10/01/2005
E16001	TEMP POLE	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/0476	10/21/2020	WD U	I	I	11	100
GRANTOR: HUNTLEY JAMES E JR &						
GRANTEE: HUNTLEY JAMES E JR						
2023/1918	1/08/2016	WD Q	I	I	01	305,000
GRANTOR: VOSS EARL W & MARGARE						
GRANTEE: HUNTLEY JAMES E JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2006] W16 U5 L5 N7 W8 BAS=[YR=2006] N2 W18 S2 W12 S53 FGR=[YR=2006] S31 E21 N33 W9 S2 W12\$ E12 N2 E9 N3 E10 FOP=[YR=2006] S4 E10 N5 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E7 S7 E4 S1 E5 N1 E4 N32 W21 N5 U4 L4 W4 N13\$ S13 E4 R4 D4 S5 E21 N10\$.									