



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

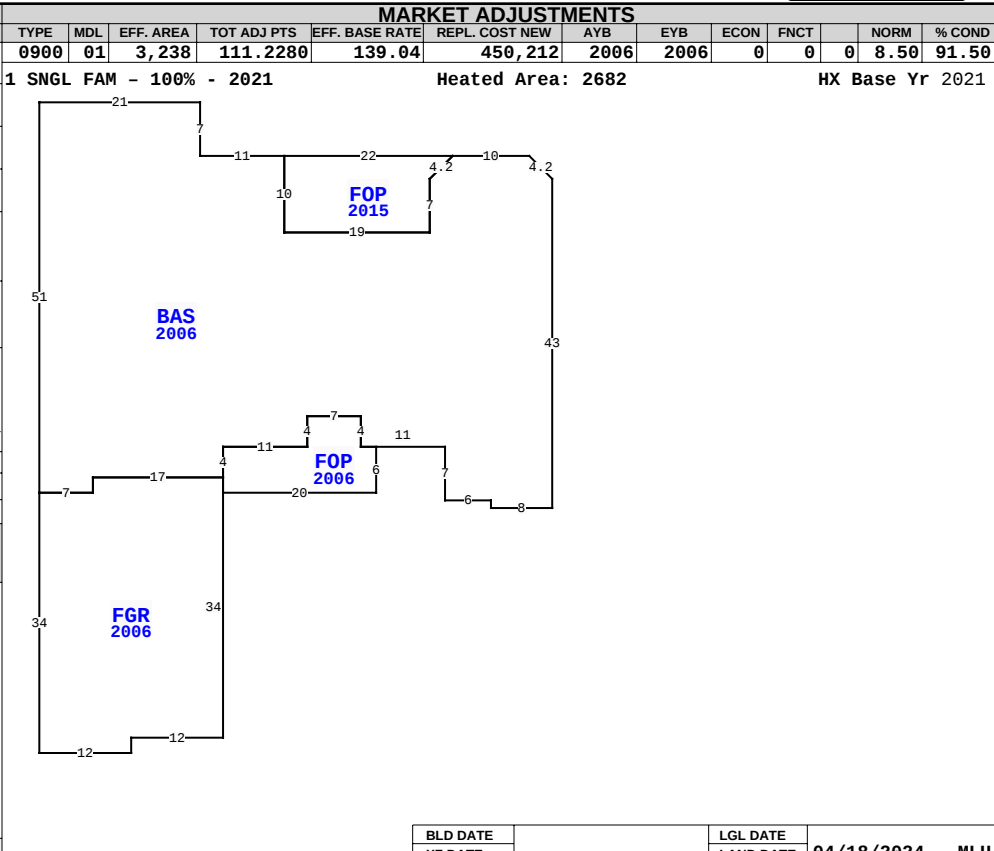
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2,682	341,208
FGR	826	55	454	57,758
FOP	148	30	44	5,598
FOP	195	30	58	7,379
TOTALS	3,851		3,238	411,944

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	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,600.00	SF	6.50	6.50
3	0911	SCRN RM A	0 100	22	10	220.00	SF	17.50	17.50
4	0855	CONC PAVER	0 100	0	0	660.00	SF	7.00	7.00
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

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		PUD	0.00	0.00	1.00



95051 SUNFLOWER CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/18/2024 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		411,944	
TOTAL MARKET OB/XF VALUE		22,782	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		599,726	
SOH/AGL Deduction		199,626	
ASSESSED VALUE		400,100	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		350,100	
TOTAL JUST VALUE		599,726	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529891	SCRNENCL	4,719	01/01/2015
M11192	H/AC	0	03/01/2006
E16680	NEW CONSTR	4,000	02/01/2006
C16989	CO ISSUED	206,366	01/01/2006
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R08832	REPAIR/RRF	4,500	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2408/0701	11/09/2020	WD	Q	I	02
GRANTOR: CLARK NEYLAND G & DIA					
GRANTEE: MCCORMACK EDWIN J &					
1653/1053	12/11/2009	WD	U	I	12
GRANTOR: GUTHRIE ZACHARY P & L					
GRANTEE: CLARK NEYLAND G & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N43 U3 L3 W10 FOP=[YR=2015] W22 S10 E19 N7 U3 R3 \$ D3 L3 S7 W19 N10 W11 N7 W21 S51 FGR=[YR=2006] S34E12N2E12N34W17S2W7\$ E7N2 E17 FOP=[YR=2006] S2E20N6W2N4W7 S4W11S4\$N4E11N4E7S4E11 S7E6S1 E8\$.									