LOT 150
AMELIA NATIONAL #1 PB 7/48

ANSTETT JOHN A & RACHEL
95047 SUNFLOWER CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

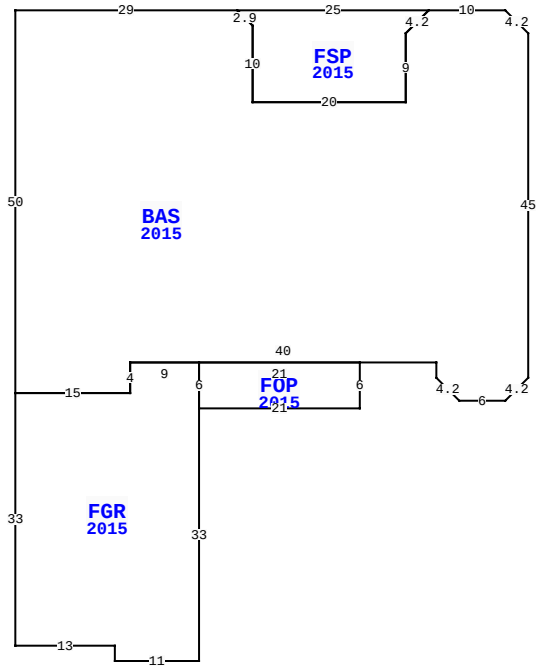
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,942	100	2,942	439,238
FGR	850	55	468	69,872
FOP	126	30	38	5,674
FSP	247	40	99	14,780
TOTALS	4,165		3,547	529,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,547	103.6800	155.52	551,629	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 2942 HX Base Yr 2021



95047 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		529,564
TOTAL MARKET OB/XF VALUE		12,825
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		707,389
SOH/AGL Deduction		313,924
ASSESSED VALUE		393,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		343,465
TOTAL JUST VALUE		707,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429559	CO ISSUED	0	05/08/2015
B1429559	NEW CONSTR	370,666	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0088	8/20/2020	WD	Q	I	01	465,000
GRANTOR: MOONEY JOHN H & LEIGH						
GRANTEE: ANSTETT JOHN A & RA						
1980/0462	5/15/2015	WD	Q	I	01	406,600
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: GARNER DAVID T & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W10 FSP=[YR=2015] W25 D2 R2 S10 E20 N9 U3 R3 $ D3 L3 S9 W20 N10 U2 L2 W29 S50 FGR=[YR=2015] S33 E13 S2 E11 N33 FOP=[YR=2015] E21 N6 W21 S6$ N6 W9 S4 W15$ E15 N4 E40 S2 D3 R3 E6 U3 R3 N45$.

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	2015	2015	3	97	3,395	
2	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	2015	2015	3	95	5,575	
3	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	100	2015	2015	3	78	3,588	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 12,825

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 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