LOT 152
AMELIA NATIONAL #1 PB 7/48

SULLIVAN MICHAEL & CHRYSTIE
95015 SUNFLOWER CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0152-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

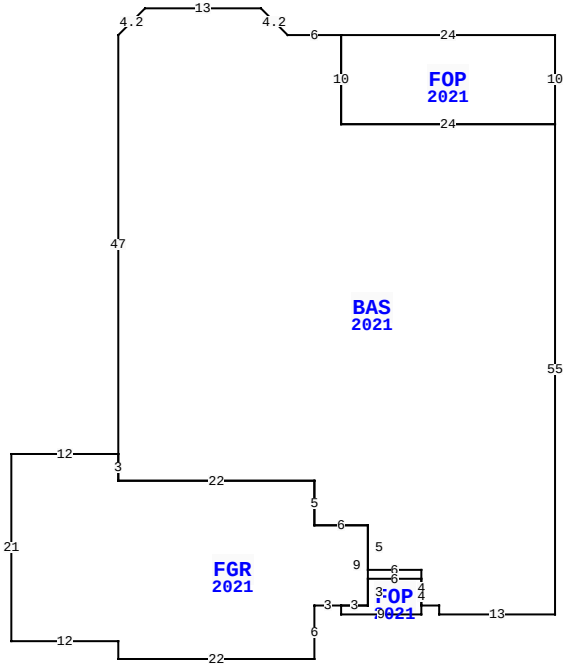
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	2,571	412,322
FGR	746	55	410	65,754
FOP	27	30	8	1,283
FOP	240	30	72	11,547
TOTALS	3,584		3,061	490,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,061	107.4560	161.18	493,372	2021	2021	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2022 Heated Area: 2571 HX Base Yr 2022



95015 SUNFLOWER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		490,905
TOTAL MARKET OB/XF VALUE		66,983
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		722,888
SOH/AGL Deduction		131,568
ASSESSED VALUE		591,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		541,320
TOTAL JUST VALUE		722,888
NCON VALUE		57,310
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002769	ADDITION	61,445	03/01/2023
C2102194	CO ISSUED	0	12/28/2021
2102194	NEW CONSTR	349,879	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0527	12/30/2021	WD	Q	I	02	592,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SULLIVAN MICHAEL &						
2362/0341	5/18/2020	SW	U	V	11	100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W6 U3 L3 W13 D3 L3 S47 FGR=[YR=2021] W12 S21 E12 S2 E22 N6 E3 FOP=[YR=2021] S1 E9 N4 W6 S3 W3$ E3 N9 W6 N5 W22 N3$ S3 E22 S5 E6 S5 E6 S4 E2 S1 E13 N55 W24 N10$ S10 E24 N10$.

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	0855	CONC PAVER	0	100	0	0	902.00	SF	10.00	10.00	100	2021	2021	3	99	8,930	
2	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2021	2021	3	99	743	
3	0861	POOL GUNIT	1	100	0	0	450.00	SF	85.00	85.00	100	2023	2023		100	38,250	
4	0855	CONC PAVER	1	100	0	0	844.00	SF	10.00	10.00	100	2023	2023		100	8,440	
5	0462	ST/AL FNC	1	100	0	0	1,032.00	SF	10.00	10.00	100	2023	2023		100	10,320	
6	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 66,983

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	000136	C	SFR INT	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 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS