LOT 149
AMELIA NATIONAL #1 PB 7/48

MCCORMACK EDWIN J & EVELYN M
95051 SUNFLOWER CT
FERNANDINA BEACH, IN 32034

2025

26-2N-28-006A-0149-0000

BUILDING CHARACTERISTICS

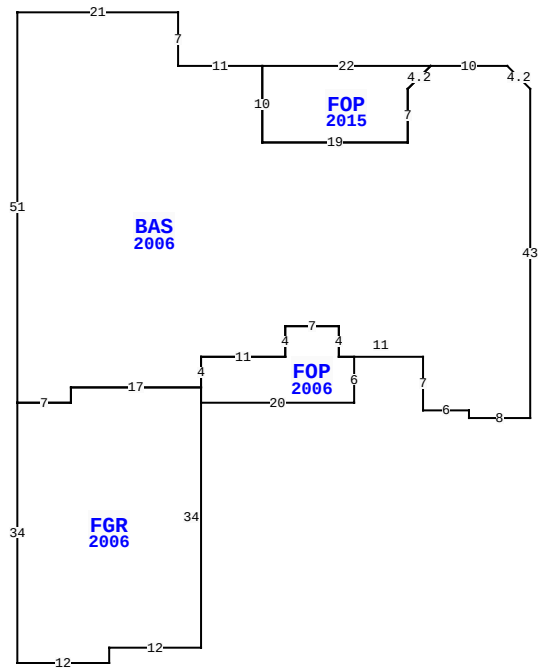
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2006	2,682	358,332
FGR	826	55	2006	454	60,657
FOP	148	30	2006	44	5,879
FOP	195	30	2015	58	7,750
TOTALS	3,851			3,238	432,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,238	111.2280	146.82	475,403	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 2682 HX Base Yr 2021



95051 SUNFLOWER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		432,617
TOTAL MARKET OB/XF VALUE		22,201
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		654,818
SOH/AGL Deduction		243,115
ASSESSED VALUE		411,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,981
TOTAL JUST VALUE		654,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,726

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
C16989	CO ISSUED	206,366	01/01/2006
R08832	REPAIR/RRF	4,500	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0701	11/09/2020	WD	Q	I	02	460,000
GRANTOR: CLARK NEYLAND G & DIA						
GRANTEE: MCCORMACK EDWIN J &						
1653/1053	12/11/2009	WD	U	I	12	250,000
GRANTOR: GUTHRIE ZACHARY P & L						
GRANTEE: CLARK NEYLAND G & D						

BUILDING NOTES

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$N4E11N4E7S4E11 S7E6S1 E8$.

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	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	1,600.00	SF	6.50	6.50	100	2006	2006	3	86	8,944	
3	0911	SCRN RM A	0	100	22	10	220.00	SF	17.50	17.50	100	2015	2015	3	65	2,503	
4	0855	CONC PAVER	0	100	0	0	660.00	SF	7.00	7.00	100	2015	2015	3	95	4,389	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	65	3,250	

LAND DESCRIPTION

TOTAL OB/XF 22,201

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	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS