

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

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 60

Interior Floor11CLAY TILE 40

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
0100NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

TOTALS4,1653,547550,937

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,54798.4960163.50579,93420152015005.0095.00

1 SFR CUST100% - 2021Heated Area: 2942HX Base Yr 2021

FSP 2015

BAS 2015

FOP 2015

FGR 2015

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE550,937

TOTAL MARKET OB/XF VALUE3,360

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE754,297

SOH/AGL Deduction338,490

ASSESSED VALUE415,807

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE364,396

TOTAL JUST VALUE754,297

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE767,533

SUBAREA MARKET VALUE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

2386/00888/20/2020WDQI01465,000

GRANTOR: MOONEY JOHN H & LEIGH

GRANTEE: ANSTETT JOHN A & RA

1980/04625/15/2015WDQI01406,600

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

95047 SUNFLOWER CT, FERNANDINA BEACH

ADJ UNIT PRICEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESTOTAL ACRES

10500FP-PRE FAB010001.00UT3,500.003,500.00100201520153963,360200,000.00200,000.00200,000TOTAL OB/XF3,360

LAND DESCRIPTION

TOTAL OB/XF3,360

REVIEW DATE01/01/2023BYCDDTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/09/2026 BY SYS