LOT 151
AMELIA NATIONAL #1 PB 7/48

SMITH CHRISTOPHER CAMPBELL II
95031 SUNFLOWER COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0151-0000

BUILDING CHARACTERISTICS

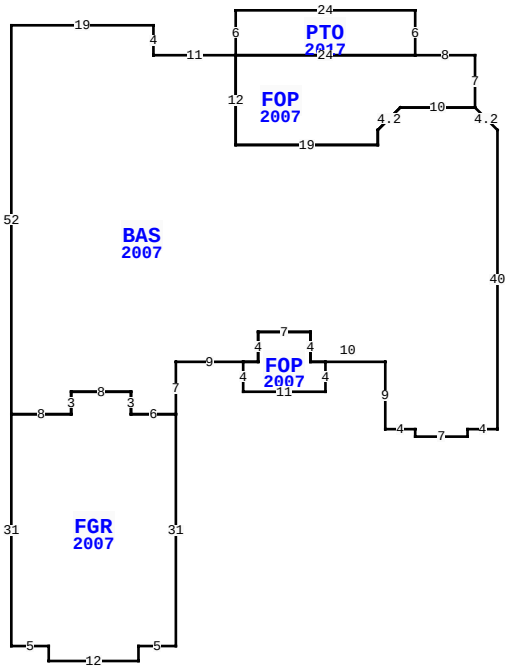
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,636	100	2007	2,636	349,979
FGR	730	55	2007	402	53,373
FOP	72	30	2007	22	2,921
FOP	324	30	2007	97	12,878
PTO	144	5	2017	7	929
TOTALS	3,906			3,164	420,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,164	104.9674	145.90	461,628	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 0% - 2026 Heated Area: 2636 HX Base Yr



95031 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	420,081
TOTAL MARKET OB/XF VALUE	4,565
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	624,646
SOH/AGL Deduction	0
ASSESSED VALUE	624,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	624,646
TOTAL JUST VALUE	624,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13039	H/AC	0	06/01/2007
C19736	CO ISSUED	0	04/01/2007
E19116	NEW CONSTR	4,000	04/01/2007
P12307	NEW CONSTR	0	04/01/2007
R10263	REPAIR/RRF	5,000	04/01/2007
B19736	NEW CONSTR	245,718	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/338	5/14/2025	SW	U	I	38	550,000
GRANTOR: NEI GLOBAL RELOCATION						
GRANTEE: SMITH CHRISTOPHER C						
2763/935	10/10/2024	WD	Q	I	01	665,000
GRANTOR: VANDENBOSSCHE RICHARD						
GRANTEE: NEI GLOBAL RELOCATI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 FOP=[YR=2007] N7 W8 PTO=[YR=2017] N6 W24 S6 E24$ W24 S12E19N2 U3 R3 E10$W10 D3 L3 S2 W19N12W11N4W19S52 FGR=[YR=2007] S31 E5S2E12N2E5N31 W6N3W8S3W8$ E8 N3E8S3E6N7E9FOP=[YR=2007] S4E11N4W2 N4W7S4W2$ E2N4E7S4E10S9E4S1E7 N1E4N40$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
4	1125	CB/STC 6"	0	0	15	3	45.00	SF	7.35	7.35	100	2007	2007	3	86	284	
5	0911	SCRN RM A	0	0	24	6	144.00	SF	18.00	18.00	100	2012	2012	3	45	1,166	

LAND DESCRIPTION

TOTAL OB/XF 4,565

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

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