

LOT 12
IN OR 1502/974
ESMT PT OR 1502/969

ELARBEE ROBERT R & KELLY V
1040 APALACHEE DOWNS DR
BOGART, GA 30622

2023

00-SB-30-1672-0012-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	16	WD FR STUC 70	0500	01	2,645	129.9936	185.24	489,960	2007	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD												
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 0% - 0													Heated Area: 2215												
Roof Structure	08	IRREGULAR 100														HX Base Yr												
Roof Cover	07	CONC TILE 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 70																										
Interior Floor	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	3.5	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
Quality			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA												03													
NEIGHBORHOOD/LOC			3021.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	306	100	306	52,432																								
BAS	1,909	100	1,909	327,101																								
FGR	462	55	254	43,522																								
FOP	552	30	166	28,444																								
UOP	50	20	10	1,713																								
TOTALS			3,279	2,645												453,213												
EXTRA FEATURES			95236 WILLET WAY, FERNANDINA BEACH																									
L N	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840												
2	0811	CONCRETE B	0	0	0	0	929.00	SF	5.20	5.20	100	2007	2007	3	89	4,299												
3	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2007	2007	3	89	226												
4	1126	CB/STC 8"	0	0	0	0	329.00	SF	8.00	8.00	100	2007	2007	3	89	2,342												
5	0910	SCRN RM L	0	0	0	0	471.00	SF	15.00	15.00	100	2007	2007	3	35	2,473												
6	0810	CONCRETE A	0	0	0	0	485.00	SF	6.50	6.50	100	2007	2007	3	89	2,806												
TOTAL OB/XF 13,986																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000											
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/0974	5/31/2007	WD	Q	I		475,300

GRANTOR: THE PRESERVE AT SUMME

GRANTEE: ELARBEE ROBERT R &

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S68 FGR=[YR=2007] S22 E21 N5 FOP=[YR=2007] E6 BAS=[YR=2007] S3 E3 S1 E7 N1 E3 N23 W13 S20\$ N20 E1 N28 E13 N14 UOP=[YR=2007] E4 N10 W5 S10 E1\$ W11 S5 W5 L7 D7 D3 R3 S47\$ N17 W21\$ E21 N30 L3 U3 U7 R7 E5 N5 E10 N23\$.