LOT 2
IN OR 2089/970
PRESERVE AT SUMMER BEACH #1C

SCHWARTZ JOHN R & ELIZABETH POLLOCK
P O BOX 15695
FERNANDINA BEACH, FL 32035

2023

00-SB-30-1673-0002-0000

BUILDING CHARACTERISTICS

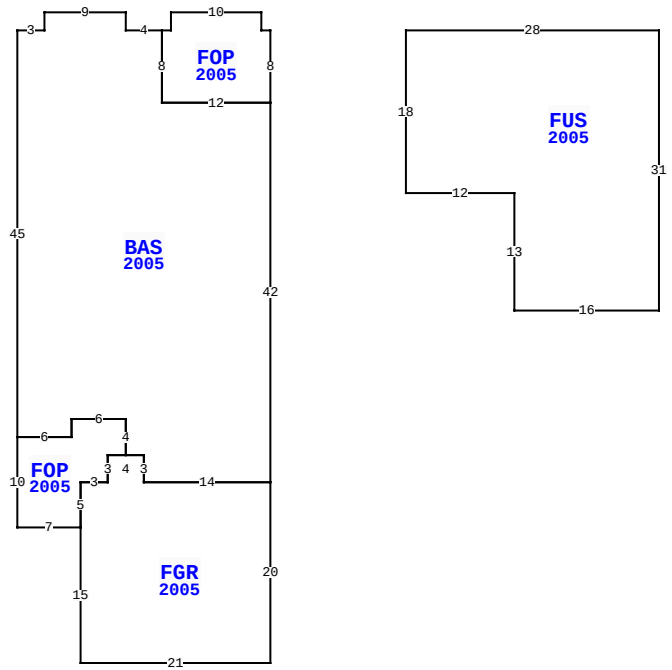
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	1,244	100	1,244	203,794
FGR	432	55	238	38,990
FOP	101	30	30	4,914
FOP	116	30	35	5,733
FUS	712	100	712	116,641
TOTALS	2,605		2,259	370,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,259	125.6409	179.04	404,451	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2017 Heated Area: 1956 HX Base Yr 2017



95146 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		370,073
TOTAL MARKET OB/XF VALUE		6,480
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		491,553
SOH/AGL Deduction		194,426
ASSESSED VALUE		297,127
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,127
TOTAL JUST VALUE		491,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507650	REPAIR/RRF	18,000	05/01/2005
M0509703	TANKS/BLRS	0	05/01/2005
B0413876	NEW CONSTR	151,845	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0970	12/16/2016	WD	Q	I	01	342,000
GRANTOR: AXLINE KENLY R						
GRANTEE: SCHWARTZ JOHN RUSEL						
1380/1743	1/11/2006	WD	U	I	21	349,900
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: AXLINE KENLY R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W1 N2 W10 S2 W1 BAS=[YR=2005] W4 N2 W9 S2 W3 S45 FOP=[YR=2005] S10 E7 FGR=[YR=2005] S15 E21 N20 W14 N3 W4 S3 W3 S5$ N5 E3 N3 E2 N4 W6 S2 W6$ E6 N2 E6 S4 E2 S3 E14 N42 W12 N8$ S8 E12 N8$ PTR=E15 FUS=[YR=2005] E28 S31 W16 N13 W12 N18$ W15$.

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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2005	2005	3	87	2,787	
3	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2005	2005	3	87	543	

LAND DESCRIPTION

TOTAL OB/XF 6,480

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS