LOT 3
PRESERVE AT SUMMER BEACH #1C
PB 7/1

GIBBS MARILYN O REV TRUST/GIBBS MARILYN O TRUSTEE
3920 ROYAL PENNON COURT
PEACHTREE CORNERS, GA 30092

2023

00-SB-30-1673-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

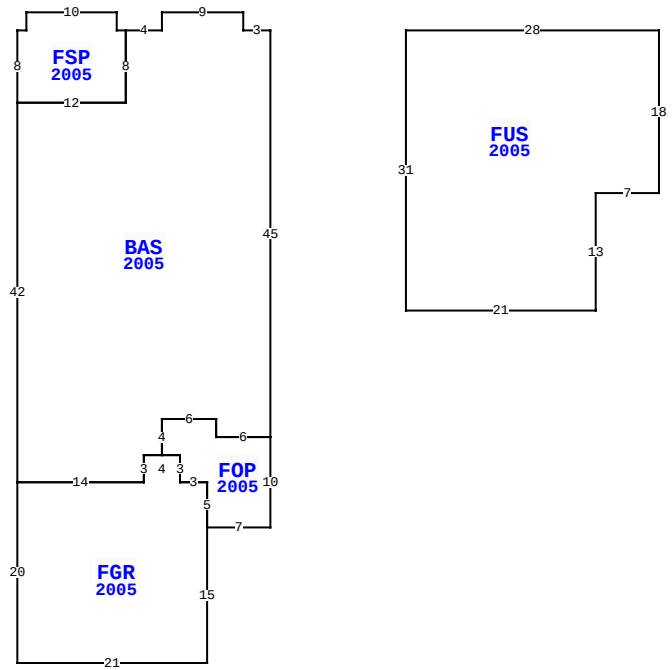
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	204,955
FGR	432	55	238	39,211
FOP	101	30	30	4,943
FSP	116	40	46	7,579
FUS	777	100	777	128,015
TOTALS	2,670		2,335	384,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,335	126.3612	180.06	420,440	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 2021 HX Base Yr



95142 ELDERBERRY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	384,703
TOTAL MARKET OB/XF VALUE	6,276
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	505,979
SOH/AGL Deduction	67,867
ASSESSED VALUE	438,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,112
TOTAL JUST VALUE	505,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507649	REPAIR/RRF	18,000	05/01/2005
M0509702	H/AC	0	05/01/2005
B0413878	NEW CONSTR	151,845	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1040	12/18/2019	QC	U	I	11	100
GRANTOR: GIBBS MARILYN O						
GRANTEE: GIBBS MARILYN O REV						
1807/0052	8/10/2012	QC	U	I	11	100
GRANTOR: GIBBS JEFFERY B						
GRANTEE: GIBBS MARILYN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W9 S2 W4 FSP=[YR=2005] W1 N2 W10 S2 W1 S8 E12 N8$ S8 W12 S42 FGR=[YR=2005] S20 E21 N15 FOP=[YR=2005] E7 N10 W6 N2 W6 S4 E2 S3 E3 S5$ N5 W3 N3 W4 S3 W14$ E14 N3 E2 N4 E6 S2 E6 N45 $ PTR=E15 FUS=[YR=2005] E28 S18 W7 S13 W21 N31$ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	571.00	SF	5.20	5.20	100	2005	2005	3	87	2,583	
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2005	2005	3	87	543	

LAND DESCRIPTION

TOTAL OB/XF 6,276

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	0		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