LOT 4
PRESERVE AT SUMMER BEACH #1C
PB 7/1

LESLIE FAMILY TRUST/LESLIE SCOTT GEORGE TRUSTEE
95136 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-1673-0004-0000**

## 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 | 12 | HARDWOOD 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 |

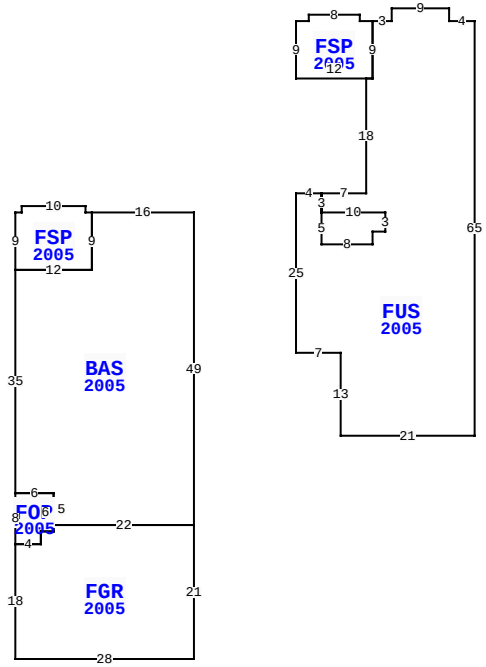
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3021.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,234 | 100 | 1,234 | 180,296 |
| FGR | 574 | 55 | 316 | 46,170 |
| FOP | 44 | 30 | 13 | 1,900 |
| FSP | 116 | 40 | 46 | 6,721 |
| FSP | 118 | 40 | 47 | 6,867 |
| FUS | 1,395 | 100 | 1,395 | 203,820 |
| TOTALS | 3,481 | | 3,051 | 445,773 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,051 | 112.0560 | 159.68 | 487,184 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SFR CUST – 100% - 2022 Heated Area: 2629 HX Base Yr 2022




95136 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 | | 445,773 |
| TOTAL MARKET OB/XF VALUE | | 7,126 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 567,899 |
| SOH/AGL Deduction | | 18,002 |
| ASSESSED VALUE | | 549,897 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 499,897 |
| TOTAL JUST VALUE | | 567,899 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 533,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R0507652 | REPAIR/RRF | 18,000 | 05/01/2005 |
| M0509745 | H/AC | 0 | 05/01/2005 |
| B0413880 | NEW CONSTR | 191,702 | 10/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2440/0671 | 3/08/2021 | WD | Q | I | 02 | 541,200 |
| GRANTOR: MURPHY OWEN & LISA | | | | | | |
| GRANTEE: LESLIE FAMILY TRUST | | | | | | |
| 2061/0657 | 7/26/2016 | SW | U | I | 12 | 342,000 |
| GRANTOR: FEDERAL HOME LOAN MTG | | | | | | |
| GRANTEE: MURPHY OWEN & LISA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W16 FSP=[YR=2005] W1 N1 W10 S1 W1 S9 E12 N9$ S9 W12 S35 FOP=[YR=2005] S8 FGR=[YR=2005] S18 E28 N21 W22 S1 W2 S2 W4$ E4 N2 E2 N6 W6$ E6 S5 E22 N49$ PTR= E20 FUS=[YR=2005] N3W4 S25 E7 S13 E21 N65 W4 N2 W9 S2 W3 FSP=[YR=2005] W2 N1 W8 S1 W2 S9 E12 N9 $ S9 W1 S18 W7 S3 E10 S3 W2 S2 W8 N5 $ W20 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 674.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,049 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 41 | 4 | 164.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 927 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,126

| 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