LOT 6
IN OR 2045/1152
PRESERVE AT SUMMER BEACH #1C

GOODWIN RICHARD W & LYNNE M
95124 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0006-0000

BUILDING CHARACTERISTICS

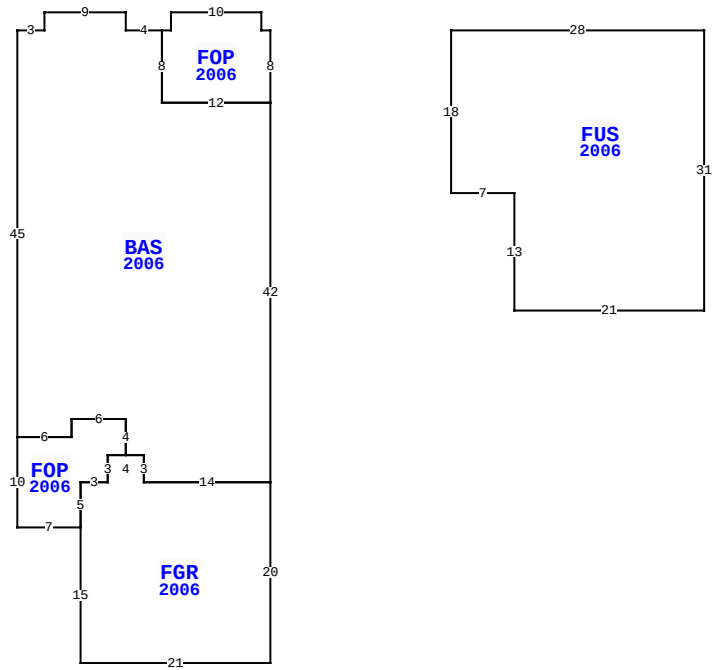
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	208,261
FGR	432	55	238	39,844
FOP	101	30	30	5,022
FOP	116	30	35	5,859
FUS	777	100	777	130,080
TOTALS	2,670		2,324	389,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,324	127.6989	181.97	422,898	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2017 Heated Area: 2021 HX Base Yr 2017



95124 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	08/14/2006 0	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		389,066
TOTAL MARKET OB/XF VALUE		5,038
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		509,104
SOH/AGL Deduction		203,431
ASSESSED VALUE		305,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,673
TOTAL JUST VALUE		509,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413875	NEW CONSTR	171,845	07/28/2005
M0509700	H/AC	0	05/01/2005
P0408747	OTHER	0	12/01/2004
R0507687	REPAIR/RRF	18,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/1152	5/11/2016	WD	Q	I	01	345,000
GRANTOR: LEWIS BRINSLEY B & BE						
GRANTEE: GOODWIN RICHARD W &						
1386/1382	2/03/2006	WD	U	I		359,300
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: LEWIS BRINSLEY B &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W1 N2 W10 S2 W1 BAS=[YR=2006] W4 N2 W9 S2 W3 S45 FOP=[YR=2006] S10 E7 FGR=[YR=2006] 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=[YR=2006] E20 FUS=[YR=2006] E28 S31 W21 N13 W7 N18$ 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	582.00	SF	5.20	5.20	100	2006	2006	3	88	2,663	
2	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50	6.50	100	2006	2006	3	88	555	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 5,038

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