

LOT 7
IN OR 1801/454
PRESERVE AT SUMMER BEACH #1C

ELDERBERRY LANE LLC
3422 STURBRIDGE PL
ALLENTOWN, PA 18104

2023

00-SB-30-1673-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	199,540
FGR	432	55	238	38,175
FOP	101	30	30	4,813
FOP	116	30	35	5,614
FUS	777	100	777	124,632
TOTALS	2,670		2,324	372,774

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

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	122.3481	174.35	405,189	2006	2006	0	0	8.00	92.00
1 SFR CUST - 0% - 0											
Heated Area: 2021											
HX Base Yr											
BLD DATE	11/02/2006					0	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

95120 ELDERBERRY LN, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				372,774	
TOTAL MARKET OB/XF VALUE				5,595	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				493,369	
SOH/AGL Deduction				66,793	
ASSESSED VALUE				426,576	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				426,576	
TOTAL JUST VALUE				493,369	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				464,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507714	REPAIR/RRF	18,000	06/01/2005
M0509707	H/AC	0	05/01/2005
P0408746	OTHER	0	12/01/2004
B0413877	NEW CONSTR	171,845	10/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1801/0454	6/25/2012	QC	U	I	11
GRANTOR: FIORENTINO LOUIS CARL					
GRANTEE: ELDERBERRY LANE LLC					
1774/1928	1/17/2012	QC	U	I	11
GRANTOR: FIORENTINO LOUIS C TR					
GRANTEE: FIORENTINO LOUIS CA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W3 N2 W9 S2 W4 FOP=[YR=2006] W1 N2 W10 S2 W1 S8 E12 N8\$ S8 W12 S42 FGR=[YR=2006] S20 E21 N15 FOP=[YR=2006] 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=[YR=2006] E20 FUS=[YR=2006] E28 S18 W7 S13 W21 N31\$ W20\$.											

TOTAL OB/XF											
5,595											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	