LOT 8
PRESERVE AT SUMMER BEACH #1C
PB 7/1

MAO XUDONG
ROOM 305 #25, YUCAI ROAD
JIANGBEI DISTRICT,

2023

00-SB-30-1673-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

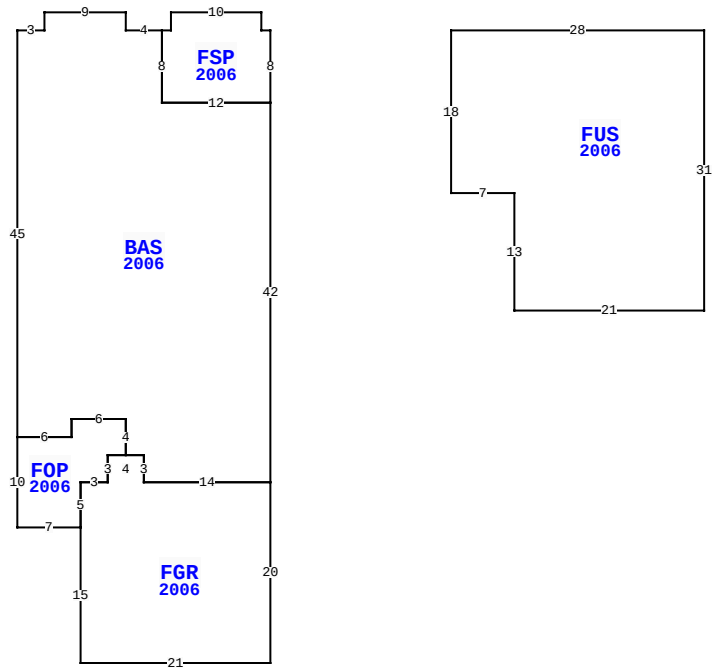
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
FSP	116	40	46	7,701
FUS	777	100	777	130,080
TOTALS	2,670		2,335	390,908

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	127.6989	181.97	424,900	2006	2006	0	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

95114 ELDERBERRY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	390,908
TOTAL MARKET OB/XF VALUE	6,374
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	512,282
SOH/AGL Deduction	0
ASSESSED VALUE	512,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,282
TOTAL JUST VALUE	512,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507713	REPAIR/RRF	18,000	06/01/2005
M0509706	H/AC	0	05/01/2005
P0408745	OTHER	0	12/01/2004
C0413879	CO ISSUED	171,845	10/01/2004
B0413879	NEW CONSTR	171,845	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0690	8/23/2021	WD	Q	I	01	475,000
GRANTOR: CORBIN OWEN B & SUSAN						
GRANTEE: MAO XUDONG						
1396/0463	3/15/2006	WD	Q	I		385,000
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: CORBIN OWEN B & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	0	0	0	723.00	SF	5.20	5.20	100	2006	2006	3	88	3,308	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2006	2006	3	88	595	
4	0855	CONC PAVER	0	0	0	0	74.00	SF	10.00	10.00	100	2006	2006	3	88	651	

LAND DESCRIPTION

TOTAL OB/XF 6,374

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