LOT 10
PRESERVE AT SUMMER BEACH #1C
PB 7/1

WOLNER DANIEL M & POLLY J
1417 SADLER ROAD #494
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0010-0000

BUILDING CHARACTERISTICS

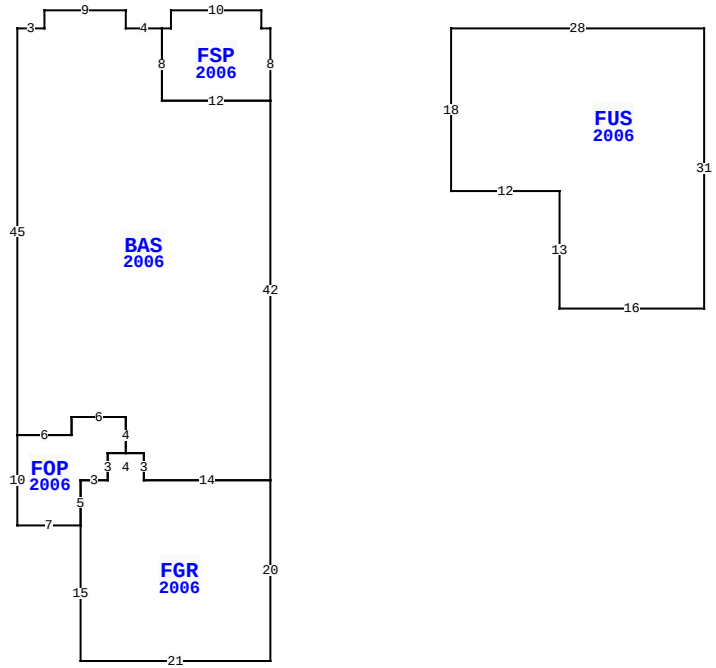
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	202,722
FGR	432	55	238	38,784
FOP	101	30	30	4,889
FSP	116	40	46	7,496
FUS	712	100	712	116,028
TOTALS	2,605		2,270	369,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,270	124.3032	177.13	402,085	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 0 Heated Area: 1956 HX Base Yr



BLD DATE	10/17/2006	0	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95100 ELDERBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		369,918
TOTAL MARKET OB/XF VALUE		5,109
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		490,027
SOH/AGL Deduction		111,733
ASSESSED VALUE		378,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,294
TOTAL JUST VALUE		490,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509817	H/AC	0	06/01/2005
R0507745	REPAIR/RRF	10,000	06/01/2005
C0413884	CO ISSUED	151,585	10/01/2004
B0413884	NEW CONSTR	151,585	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0433	4/06/2023	WD	Q	I	01	685,000
GRANTOR: BURKETT TERESA K TRUS						
GRANTEE: WOLNER DANIEL M & P						
2188/0537	4/05/2018	WD	Q	I	02	430,000
GRANTOR: MCKNIGHT JANE RIVERS						
GRANTEE: TERESA K BURKETT TR						

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 W16 N13 W12 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	0	0	471.00	SF	6.50	6.50	100	2006	2006	3	88	2,694	
3	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2006	2006	3	88	595	

LAND DESCRIPTION

TOTAL OB/XF 5,109

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	0003	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