

LOT 13
IN OR 1416/1376
PRESERVE AT SUMMER BEACH #1C

KING DAVID D
802 N ARBOR DRIVE
LOUISVILLE, KY 40223

2023

00-SB-30-1673-0013-0000



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 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		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	206,075
FGR	432	55	238	39,426
FOP	101	30	30	4,970
FSP	116	40	46	7,620
FUS	777	100	777	128,714

TOTALS 2,670 2,335 386,805

EXTRA FEATURES

L N	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		589.00	SF 5.20	5.20	100	2006	2006	3	88	2,695
3	0810	CONCRETE A	0	0	27	4		108.00	SF 6.50	6.50	100	2006	2006	3	88	618

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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

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	126.3612	180.06	420,440	2006	2006	0	0	0	8.00	92.00

1 SFR CUST - 0% - 0

Heated Area: 2021

HX Base Yr

95084 ELDERBERRY LN, FERNANDINA BEACH
BLD DATE 08/17/2006 0 LGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

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TOTAL OB/XF 5,133

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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							

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		386,805
TOTAL MARKET OB/XF VALUE		5,133
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		506,938
SOH/AGL Deduction		60,899
ASSESSED VALUE		446,039
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		446,039
TOTAL JUST VALUE		506,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10129	MECH OTHER	0	08/01/2005
P09034	OTHER	0	02/01/2005
C0413883	CO ISSUED	171,585	10/01/2004
B0413883	NEW CONSTR	171,585	10/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2421/1667	12/29/2020	WD Q	I 02
GRANTOR: CARUSO PAUL M & DESIR			
GRANTEE: KING DAVID D & CARO			
1416/1376	6/02/2006	WD Q	I
GRANTOR: THE PRESERVE AT SUMME			
GRANTEE: CARUSO PAUL M & DES			

OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
2421/1667	12/29/2020	WD Q	I 02	495,000
GRANTOR: CARUSO PAUL M & DESIR				
GRANTEE: KING DAVID D & CARO				
1416/1376	6/02/2006	WD Q	I	494,800
GRANTOR: THE PRESERVE AT SUMME				
GRANTEE: CARUSO PAUL M & DES				

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W3 N2 W9 S2 W4 FSP=[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\$.

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