

LOT 14
PRESERVE AT SUMMER BEACH #1C
PB 7/1

WAGGONER CHARLES V II & ELIZABETH GORSKI REV TRUST
95078 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 70	0500	01	2,270	124.3032	177.13	402,085	2006	2006	0	0	0	8.00	92.00	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 0% - 0													Heated Area: 1956													
Roof Structure	08	IRREGULAR 100														HX Base Yr													
Roof Cover	07	CONC TILE 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 60																											
Interior Floor	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																							
EXTRA FEATURES										95078 ELDERBERRY LN, FERNANDINA BEACH																			
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	0811	CONCRETE B	0	0	0	0	629.00	SF	5.20	5.20	100	2006	2006	3	88	2,878													
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2006	2006	3	88	618													
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820													
TOTAL OB/XF 5,316																													
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												
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																													

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE 369,918

TOTAL MARKET OB/XF VALUE 5,316

TOTAL LAND VALUE - MARKET 115,000

TOTAL MARKET VALUE 490,234

SOH/AGL Deduction 58,430

ASSESSED VALUE 431,804

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 431,804

TOTAL JUST VALUE 490,234

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 461,472

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M10127 MECH OTHER 0 08/01/2005

R07988 REPAIR/RRF 10,000 07/01/2005

P09033 OTHER 0 02/01/2005

C0413888 CO ISSUED 151,585 10/01/2004

B0413888 NEW CONSTR 151,585 10/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2497/1718 9/17/2021 QC U I 11 100

GRANTOR: WAGGONER CHARLES VAN

GRANTEE: WAGGONER CHARLES V

2264/0510 3/26/2019 WD Q I 01 435,000

GRANTOR: ANDERSON PHYLLIS KATR

GRANTEE: WAGGONER CHARLES V

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] E28S31 W16

N13 W12 N18\$ W20\$.