LOT 17
PRESERVE AT SUMMER BEACH #1C
PB 7/1

ASTOR FAMILY TRUST/ASTOR ERIC R TRUSTEE
95060 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0017-0000

BUILDING CHARACTERISTICS

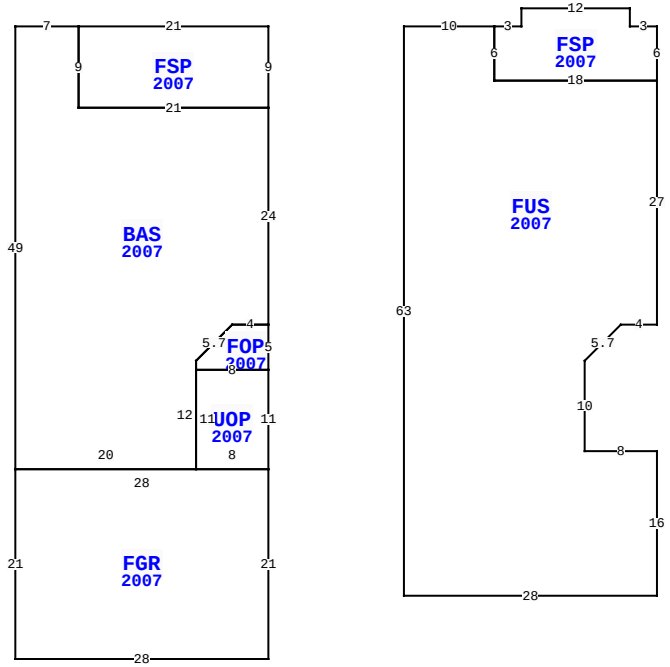
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,063	100	1,063	154,168
FGR	588	55	323	46,845
FOP	32	30	10	1,450
FSP	132	40	53	7,687
FSP	189	40	76	11,022
FUS	1,552	100	1,552	225,088
UOP	88	20	18	2,610
TOTALS	3,644		3,095	448,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,095	110.0274	156.79	485,265	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2021 Heated Area: 2615 HX Base Yr 2021



BLD DATE	07/16/2007	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95060 ELDERBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		448,870
TOTAL MARKET OB/XF VALUE		6,849
TOTAL LAND VALUE - MARKET		149,500
TOTAL MARKET VALUE		605,219
SOH/AGL Deduction		136,742
ASSESSED VALUE		468,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,477
TOTAL JUST VALUE		605,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09248	REPAIR/RRF	5,000	05/01/2006
M11354	MECH OTHER	0	04/01/2006
P10519	OTHER	0	01/01/2006
C16009	CO ISSUED	0	09/01/2005
E15757	ELEC OTHER	2,000	09/01/2005
B16009	NEW CONSTR	197,569	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/0100	3/21/2022	WD	U	I	11	100
GRANTOR: ASTOR ERIC R & KARI						
GRANTEE: ASTOR FAMILY TRUST						
2340/1722	2/20/2020	WD	Q	I	01	515,000
GRANTOR: GIFFORD HOLLY JEAN						
GRANTEE: ASTOR ERIC R & KARI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W21 BAS=[YR=2007] W7 S49 FGR=[YR=2007] S21 E28 N21 UOP=[YR=2007] N11 FOP=[YR=2007] N5 W4 D4 L4 S1 E8$ W8 S11 E8$ W28$ E20 N12 U4 R4 E4 N24 W21 N9$ S9 E21 N9$ PTR=E15 FUS=[YR=2007] E10 FSP=[YR=2007] E3 N2 E12 S2 E3 S6 W18 N6$ S6 E18 S27 W4 D4 L4 S10 E8 S16 W28 N63$ W15$.

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	0811	CONCRETE B	0	100	0	0	873.00	SF	5.20	5.20	100	2007	2007	3	89	4,040	
2	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50	6.50	100	2007	2007	3	89	885	
3	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2007	2007	3	35	84	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	

LAND DESCRIPTION

TOTAL OB/XF 6,849

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.30	115,000.00	149,500.00	149,500							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 149,500 Market: 0 Agricultural: 0 Common: 149,500 PRINTED 08/02/2023 BY SYS