

LOT 19
IN OR 1496/629 & OR 1742/829
PRESERVE AT SUMMER BEACH #1C

BOHN JEFFRY A
95048 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0019-0000



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 8																	
Exterior Wall	16	WD FR STUC 70	0500	01	2,335	126.3612	180.06	420,440	2007	2007	0	0	0	7.50	92.50	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2019										Heated Area: 2021										HX Base Yr 2019									
Roof Structure	08	IRREGULAR 100											VALUATION BY										STANDARD									
Roof Cover	07	CONC TILE 100											Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										388,907									
Interior Floo	11	CLAY TILE 60											TOTAL MARKET OB/XF VALUE										5,429									
Interior Floo	14	CARPET 40											TOTAL LAND VALUE - MARKET										115,000									
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE										509,336																			
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction										149,015																			
Bedrooms	04	3 100	ASSESSED VALUE										360,321																			
Bathrooms	04	3.5 100	TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE										310,321																			
Stories	2.	2. 100	TOTAL JUST VALUE										509,336																			
Units	0	0 100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										479,238																			
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	207,195																												
FGR	432	55	238	39,640																												
FOP	101	30	30	4,997																												
FSP	116	40	46	7,662																												
FUS	777	100	777	129,414																												
TOTALS			2,670		2,335	388,907																										
EXTRA FEATURES			95048 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840																	
2	0811	CONCRETE B	0 100	0	0	678.00	SF	5.20	5.20	100	2007	2007	3	89	3,138																	
3	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	89	451																	
TOTAL OB/XF 5,429																																
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	100		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																																