LOT 20
IN OR 2014/1353
PRESERVE AT SUMMER BEACH #1C

RCR-AMELIA LLC
1437 SHADWELL CIRCLE
LAKE MARY, FL 32746

2023

00-SB-30-1673-0020-0000

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		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

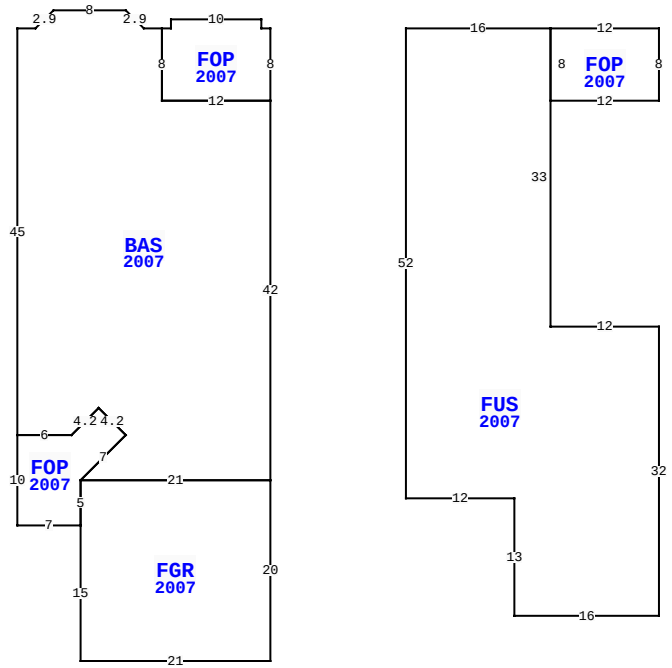
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1,268	199,276
FGR	420	55	231	36,303
FOP	92	30	28	4,400
FOP	96	30	29	4,557
FOP	106	30	32	5,029
FUS	1,268	100	1,268	199,276
TOTALS	3,250		2,856	448,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,856	119.2296	169.90	485,234	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2536 HX Base Yr



95042 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/18/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	448,841
TOTAL MARKET OB/XF VALUE	5,305
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	569,146
SOH/AGL Deduction	70,401
ASSESSED VALUE	498,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	498,745
TOTAL JUST VALUE	569,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09255	REPAIR/RRF	5,000	05/01/2006
M11355	MECH OTHER	0	04/01/2006
P10520	OTHER	0	01/01/2006
C16015	CO ISSUED	0	09/01/2005
E15762	ELEC OTHER	2,000	09/01/2005
B16015	NEW CONSTR	176,682	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/1353	11/13/2015	WD	Q	I	01	426,300
GRANTOR: CONNER DELMAR JACKSON						
GRANTEE: RCR-AMELIA LLC						
1482/0783	3/02/2007	WD	Q	I		469,000
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: CONNER DELMAR J JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W1 N1 W10 S1 W1 BAS=[YR=2007] W2 U2 L2 W8 D2 L2 W2 S45 FOP=[YR=2007] S10 E7 FGR=[YR=2007] S15 E21N20 W21 S5$ N5 U5 R5 U3 L3 L3 D3 W6$ E6 U3 R3 R3 D3 D5 L5 E21 N42 W12 N8$ S8 E12 N8$ PTR=E15 FUS=[YR=2007] E16 FOP=[YR=2007] E12 S8 W12 N8$ S33 E12S32 W16 N13 W12 N52$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	0	0	0	655.00	SF	5.20	5.20	100	2007	2007	3	89	3,031	
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2007	2007	3	89	434	

LAND DESCRIPTION

TOTAL OB/XF 5,305

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	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