LOT 23
PRESERVE AT SUMMER BEACH #1C
PB 7/1

AJB RENOVATIONS LLC
705 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0023-0000

BUILDING CHARACTERISTICS

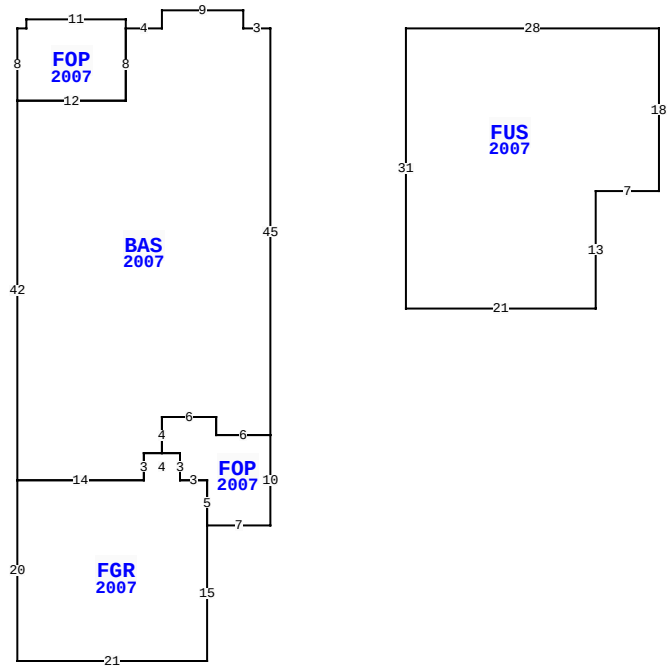
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	207,195
FGR	432	55	238	39,640
FOP	101	30	30	4,997
FOP	107	30	32	5,330
FUS	777	100	777	129,414
TOTALS	2,661		2,321	386,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,321	126.3612	180.06	417,919	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2021 HX Base Yr



95018 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	08/13/2007 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	386,575
TOTAL MARKET OB/XF VALUE	4,956
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	506,531
SOH/AGL Deduction	0
ASSESSED VALUE	506,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,531
TOTAL JUST VALUE	506,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09694	REPAIR/RRF	5,000	09/01/2006
M11881	MECH OTHER	0	08/01/2006
P10660	OTHER	0	01/01/2006
C16002	CO ISSUED	0	09/01/2005
E15768	ELEC OTHER	2,000	09/01/2005
B16002	NEW CONSTR	151,650	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2482/0933	7/22/2021	WD	Q	I	01	549,000
GRANTOR: OLDBERRY LANE LLC						
GRANTEE: AJB RENOVATIONS LLC						
1819/0644	10/10/2012	WD	Q	I	02	300,000
GRANTOR: BLEVINS WILLIAM J						
GRANTEE: OLDBERRY LANE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 N2 W9 S2 W4 FOP=[YR=2007] N1 W11 S1 W1 S8 E12 N8$ S8 W12 S42 FGR=[YR=2007] S20 E21 N15 FOP=[YR=2007] 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=E15 FUS=[YR=2007] S31 E21 N13 E7 N18 W28$ 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	572.00	SF	5.20	5.20	100	2007	2007	3	89	2,647	
3	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2007	2007	3	89	469	

LAND DESCRIPTION

TOTAL OB/XF 4,956

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	0003	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