LOT 24
PRESERVE AT SUMMER BEACH #1C
PB 7/1

RAND ALVAS F & DENISE D L/E/
95012 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0024-0000

BUILDING CHARACTERISTICS

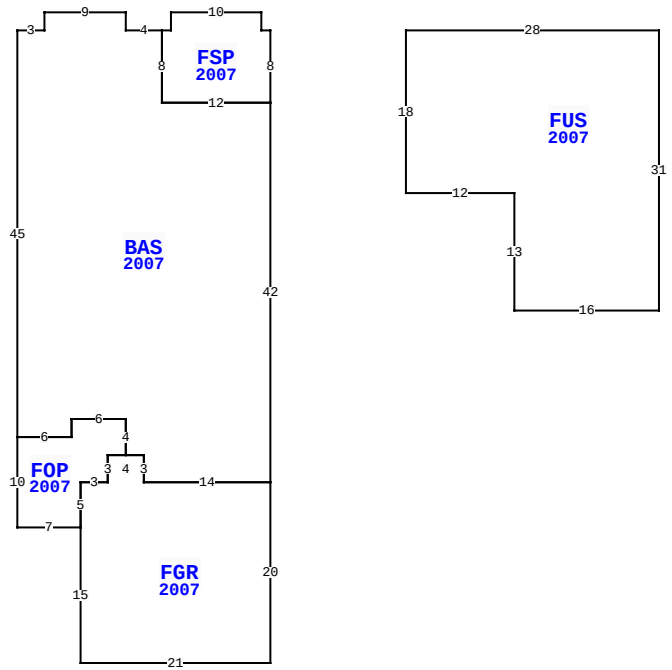
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	203,824
FGR	432	55	238	38,995
FOP	101	30	30	4,915
FSP	116	40	46	7,537
FUS	712	100	712	116,658
TOTALS	2,605		2,270	371,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,270	124.3032	177.13	402,085	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 1956 HX Base Yr 2020



95012 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/13/2007 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		371,929
TOTAL MARKET OB/XF VALUE		4,656
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		491,585
SOH/AGL Deduction		111,856
ASSESSED VALUE		379,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		329,729
TOTAL JUST VALUE		491,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09693	REPAIR/RRF	5,000	09/01/2006
M11877	MECH OTHER	0	08/01/2006
P10661	OTHER	0	01/01/2006
C16001	CO ISSUED	0	09/01/2005
E15769	ELEC OTHER	2,000	09/01/2005
B16001	NEW CONSTR	151,585	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0210	4/29/2020	LE	U	I	11	100
GRANTOR: RAND ALVAS F & DENISE						
GRANTEE: RAND ELIZABETH B &						
2260/1052	3/06/2019	WD	Q	I	02	440,000
GRANTOR: WOODSON DILLARD D						
GRANTEE: RAND ALVAS F & DENI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W1 N2 W10 S2 W1 BAS=[YR=2007] W4 N2 W9 S2 W3 S45 FOP=[YR=2007] S10 E7 FGR=[YR=2007] 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= E15 FUS=[YR=2007] S18 E12 S13 E16 N31 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	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	511.00	SF	5.20	5.20	100	2007	2007	3	89	2,365	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	89	451	

LAND DESCRIPTION

TOTAL OB/XF 4,656

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	1.00	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