LOT 26
IN OR 2107/1358
PRESERVE AT SUMMER BEACH #1C

RALEY BENJAMIN ELTON &/BACON FELTON DARRYL
PO BOX 721
SANDERSVILLE, GA 31082

2023

00-SB-30-1673-0026-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

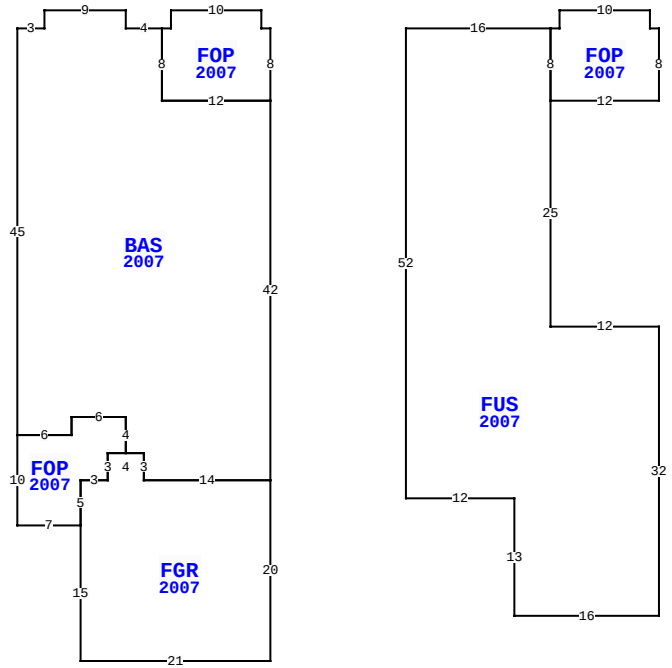
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	195,366
FGR	432	55	238	37,377
FOP	101	30	30	4,711
FOP	116	30	35	5,496
FOP	116	30	35	5,496
FUS	1,268	100	1,268	199,135
TOTALS	3,277		2,850	447,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,850	119.1456	169.78	483,873	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2512 HX Base Yr



95015 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/31/2007 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	447,583
TOTAL MARKET OB/XF VALUE	4,958
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	567,541
SOH/AGL Deduction	82,694
ASSESSED VALUE	484,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,847
TOTAL JUST VALUE	567,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09691	REPAIR/RRF	5,000	09/01/2006
M11879	MECH OTHER	0	08/01/2006
P10663	OTHER	0	01/01/2006
C15994	CO ISSUED	0	09/01/2005
E15773	ELEC OTHER	2,000	09/01/2005
B15994	NEW CONSTR	176,682	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/1358	3/17/2017	WD	Q	I	02	400,000
GRANTOR: SMITH PAGE MANUS ET A						
GRANTEE: RALEY BENJAMIN E &						
1516/1948	8/03/2007	WD	Q	I		479,000
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: SMITH PAGE M TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[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] S52 E12 S13 E16 N32 W12 N25 FOP=[YR=2007] E12 N8 W1 N2 W10 S2 W1 S8$ N8 W16$ 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	0810	CONCRETE A	0	0	0	0	461.00	SF	6.50	6.50	100	2007	2007	3	89	2,667	
3	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50	6.50	100	2007	2007	3	89	451	

LAND DESCRIPTION

TOTAL OB/XF 4,958

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