LOT 27
IN OR 2082/837
PRESERVE AT SUMMER BEACH #1C

SCHAFFNER JOHN F & KAREN E
95021 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0027-0000

BUILDING CHARACTERISTICS

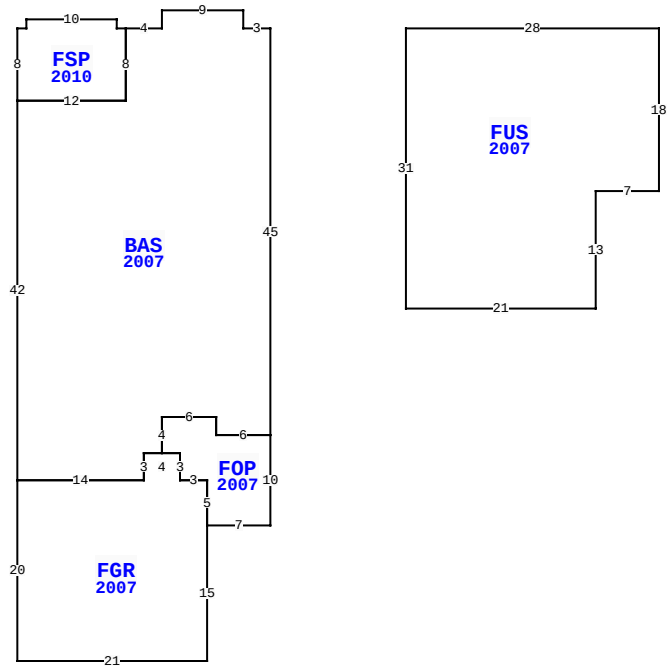
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	200,624
FGR	432	55	238	38,383
FOP	101	30	30	4,839
FSP	106	40	42	6,774
FUS	777	100	777	125,310
TOTALS	2,660		2,331	375,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,331	122.3481	174.35	406,410	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2017 Heated Area: 2021 HX Base Yr 2017



95021 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/31/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		375,929
TOTAL MARKET OB/XF VALUE		5,079
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		496,008
SOH/AGL Deduction		197,732
ASSESSED VALUE		298,276
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,276
TOTAL JUST VALUE		496,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09690	REPAIR/RRF	5,000	09/01/2006
M11883	MECH OTHER	0	08/01/2006
P10664	OTHER	0	01/01/2006
C15995	CO ISSUED	0	09/01/2005
E15774	ELEC OTHER	2,000	09/01/2005
B15995	NEW CONSTR	151,585	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/0837	11/04/2016	WD	Q	I	01	350,000
GRANTOR: SOLIMINE JOHN L & PAM						
GRANTEE: SCHAFFNER JOHN F &						
1731/1740	3/25/2011	WD	Q	I	02	343,000
GRANTOR: 95021 ELDERBERRY LANE						
GRANTEE: SOLIMINE JOHN L ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 N2 W9 S2 W4 FSP=[YR=2010] W1 N1 W10 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

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	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100	2007	2007	3	89	2,788	
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 5,079

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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