



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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.	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	192,857
FGR	432	55	238	36,897
FOP	101	30	30	4,651
FSP	106	40	42	6,511
FUS	712	100	712	110,381

TOTALS	2,595		2,266	351,298
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0	0	0	530.00	SF	5.20	
3	0810	CONCRETE A	0	0	26	78.00	SF	6.50	
4	0855	CONC PAVER	0	0	0	112.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE	08/19/2019	BY	DJA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,266	117.6147	167.60	379,782	2007	2007	0	0
1 SFR CUST - 0% - 0									
Heated Area: 1956									
HX Base Yr									

95027 ELDERBERRY LN, FERNANDINA BEACH	BLD DATE 07/06/2007	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	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	530.00	SF	5.20	5.20	100	2007	2007	3	89	2,453	
3	0810	CONCRETE A	0	0	26	78.00	SF	6.50	6.50	100	2007	2007	3	89	451	
4	0855	CONC PAVER	0	0	0	112.00	SF	10.00	10.00	100	2007	2007	3	89	997	

TOTAL OB/XF										5,741						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										8						
VALUATION BY										STANDARD						
Tax Group: 8										Tax Dist:						
BUILDING MARKET VALUE										351,298						
TOTAL MARKET OB/XF VALUE										5,741						
TOTAL LAND VALUE - MARKET										115,000						
TOTAL MARKET VALUE										472,039						
SOH/AGL Deduction										55,668						
ASSESSED VALUE										416,371						
TOTAL EXEMPTION VALUE										0						
BASE TAXABLE VALUE										416,371						
TOTAL JUST VALUE										472,039						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										444,415						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09689	REPAIR/RRF	5,000	09/01/2006
M11880	MECH OTHER	0	08/01/2006
P10665	OTHER	0	01/01/2006
C15996	CO ISSUED	0	09/01/2005
E15775	ELEC OTHER	2,000	09/01/2005
B15996	NEW CONSTR	151,585	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/3	4/17/2023	WD	Q	I	01	625,000	
GRANTOR: MILLER STANLEY R & MA							
GRANTEE: LEHRER JEFFREY B ET							
1503/1097	6/05/2007	WD	Q	I		435,900	
GRANTOR: THE PRESERVE AT SUMME							
GRANTEE: MILLER STANLEY R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W1 N1 W10 S1 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\$.									