LOT 30
IN OR 1963/1873
PRESERVE AT SUMMER BEACH #1C

RODRIGUES ANTONE JOHN
95045 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

**2023**

**00-SB-30-1673-0030-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

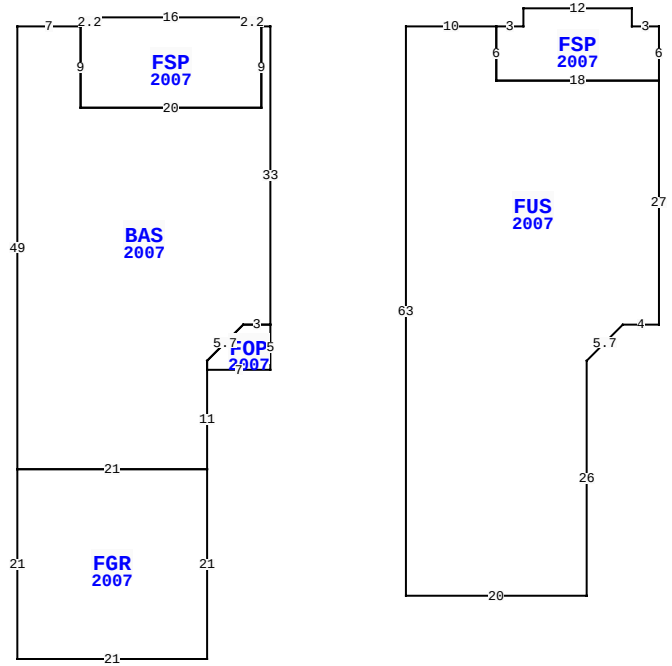
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 1,088 | 100 | 1,088 | 168,582 |
| FGR | 441 | 55 | 243 | 37,652 |
| FOP | 27 | 30 | 8 | 1,240 |
| FSP | 132 | 40 | 53 | 8,212 |
| FSP | 198 | 40 | 79 | 12,241 |
| FUS | 1,424 | 100 | 1,424 | 220,644 |
| TOTALS | 3,310 | | 2,895 | 448,570 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,895 | 117.5517 | 167.51 | 484,941 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SFR CUST – 100% - 2016 Heated Area: 2512 HX Base Yr 2016




| | | | |
|---|---|---|---|
| BLD DATE | 07/06/2007 | KK | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

95045 ELDERBERRY LN, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 448,570 |
| TOTAL MARKET OB/XF VALUE | | 6,302 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 569,872 |
| SOH/AGL Deduction | | 230,730 |
| ASSESSED VALUE | | 339,142 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 284,142 |
| TOTAL JUST VALUE | | 569,872 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 535,222 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R09251 | REPAIR/RRF | 5,000 | 05/01/2006 |
| P10570 | OTHER | 0 | 01/01/2006 |
| C15988 | CO ISSUED | 0 | 09/01/2005 |
| E15777 | ELEC OTHER | 2,000 | 09/01/2005 |
| B15988 | NEW CONSTR | 178,192 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1963/1873 | 2/20/2015 | WD | Q | I | 01 | 475,000 |
| GRANTOR: ANDREWS JOHN H & MARY | | | | | | |
| GRANTEE: RODRIGUES ANTONE JO | | | | | | |
| 1503/1066 | 6/05/2007 | WD | Q | I | | 521,400 |
| GRANTOR: THE PRESERVE AT SUMME | | | | | | |
| GRANTEE: ANDREWS JOHN H & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W1 FSP=[YR=2007] U1 L2 W16 D1 L2 S9 E20 N9$ S9 W20 N9 W7 S49 FGR=[YR=2007] S21 E21 N21 W21$ E21 N11 FOP=[YR=2007] E7 N5 W3 D4 L4 S1$ N1 U4 R4 E3 N33$ PTR= E15 FUS=[YR=2007] E10 FSP=[YR=2007] E3 N2 E12 S2 E3 S6 W18 N6$ S6 E18 S27 W4 D4 L4 S26 W20 N63 $ 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 | 603.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 2,791 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 44 | 3 | 132.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 89 | 764 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 144.00 | SF | 7.00 | 7.00 | 100 | 2008 | 2008 | 3 | 90 | 907 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,302

| 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 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS