LOT 31
IN OR 1521/1669
PRESERVE AT SUMMER BEACH #1C

WIRTZ JOSEPH G & DOROTHY C
1400 WITHMERE LANE
ATLANTA, GA 30338

2023

00-SB-30-1673-0031-0000

BUILDING CHARACTERISTICS

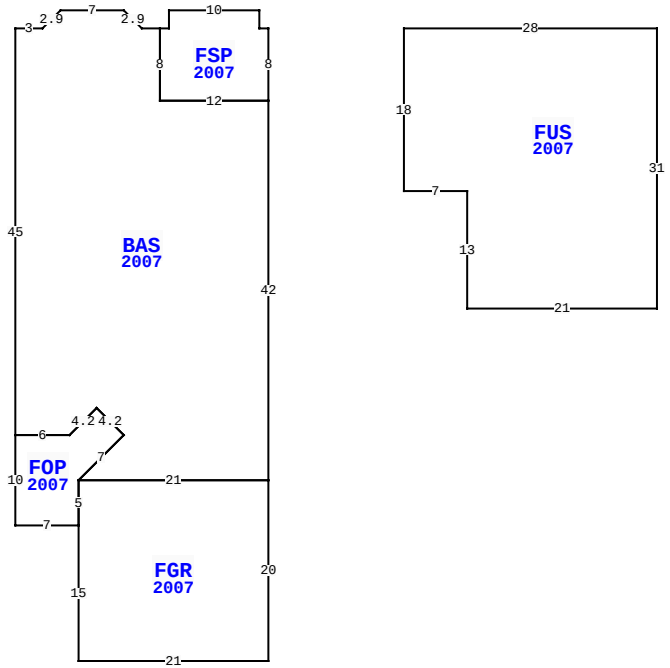
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,266	100	1,266	210,859
FGR	420	55	231	38,474
FOP	92	30	28	4,664
FSP	116	40	46	7,662
FUS	777	100	777	129,414
TOTALS	2,671		2,348	391,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,348	126.3612	180.06	422,781	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2043 HX Base Yr



95053 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/06/2007 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	391,072
TOTAL MARKET OB/XF VALUE	5,086
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	511,158
SOH/AGL Deduction	70,546
ASSESSED VALUE	440,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,612
TOTAL JUST VALUE	511,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09249	REPAIR/RRF	5,000	05/01/2006
M11543	MECH OTHER	0	05/01/2006
P10572	OTHER	0	01/01/2006
C15989	CO ISSUED	0	09/01/2005
E15778	ELEC OTHER	2,000	09/01/2005
B15989	NEW CONSTR	151,585	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1669	8/28/2007	WD	Q	I		439,000

GRANTOR: THE PRESERVE AT SUMME

GRANTEE: WIRTZ JOSEPH G & DO

BUILDING NOTES

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	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2007	2007	3	89	2,795	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	89	451	

BUILDING DIMENSIONS

FSP=[YR=2007] W1 N2 W10 S2 W1 BAS=[YR=2007] W2 U2 L2 W7 D2 L2 W3 S45 FOP=[YR=2007] S10 E7 FGR=[YR=2007] S15 E21N20 W21 S5$ N5 U5 R5 U3 L3 L3 D3 W6$ E6 U3 R3 D3 R3 D5 L5 E21 N42 W12 N8$ S8 E12N8$ PTR=E15 FUS=[YR=2007] E28 S31 W21 N13 W7 N18$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,086

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 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