LOT 35
PRESERVE AT SUMMER BEACH #1C
PB 7/1

TARRANT JEFFREY S & ANGELA D
380 PEACHBELT RD
THOMASTON, GA 30286

2023

00-SB-30-1673-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

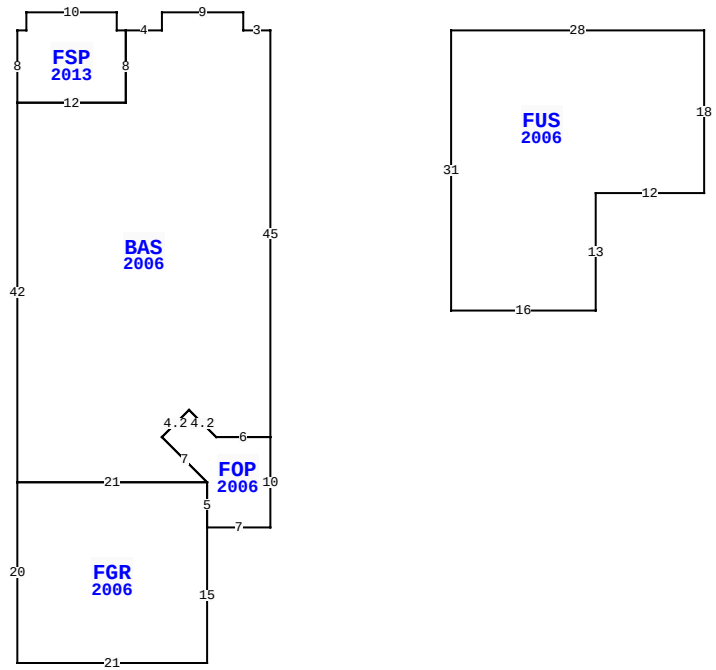
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,266	100	1,266	206,307
FGR	420	55	231	37,644
FOP	92	30	28	4,563
FSP	116	40	46	7,496
FUS	712	100	712	116,028
TOTALS	2,606		2,283	372,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,283	124.3032	177.13	404,388	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 1978 HX Base Yr



95087 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	10/17/2006 0	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	372,037
TOTAL MARKET OB/XF VALUE	6,005
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	493,042
SOH/AGL Deduction	0
ASSESSED VALUE	493,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	493,042
TOTAL JUST VALUE	493,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10204	MECH OTHER	0	08/01/2005
R07997	REPAIR/RRF	10,000	08/01/2005
C14412	CO ISSUED	151,585	02/01/2005
P09089	OTHER	0	02/01/2005
B14412	NEW CONSTR	151,585	02/01/2005
E14286	ELEC OTHER	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0411	8/25/2021	WD	Q	I	01	577,500
GRANTOR: DAVIS WILLIAM C JR &						
GRANTEE: TARRANT JEFFREY S &						
1521/1649	8/28/2007	WD	Q	I		455,000
GRANTOR: LOTT SHERYL						
GRANTEE: DAVIS WILLIAM C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 N2 W9 S2 W4 FSP=[YR=2013] W1 N2 W10 S2 W1 S8 E12 N8$ S8 W12 S42 FGR=[YR=2006] S20 E21 N15 FOP=[YR=2006] E7 N10 W6 U3 L3 L3 D3 R5 D5 S5$ N5 W21$ E21 U5 L5 U3 R3 D3 R3 E6 N45$ PTR=[YR=2006] E20 FUS=[YR=2006] E28 S18 W12 S13 W16 N31$ W20$.

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	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	0	0	0	490.00	SF	6.50	6.50	100	2006	2006	3	88	2,803	
3	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2006	2006	3	88	618	
4	0855	CONC PAVER	0	0	0	0	120.00	SF	7.00	7.00	100	2009	2009	3	91	764	

LAND DESCRIPTION

TOTAL OB/XF 6,005

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