LOT 37
PRESERVE AT SUMMER BEACH #1C
PB 7/1

CHILDS URSULA LIVING TRUST/CHILDS URSULA TRUSTEE
95105 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0037-0000

BUILDING CHARACTERISTICS

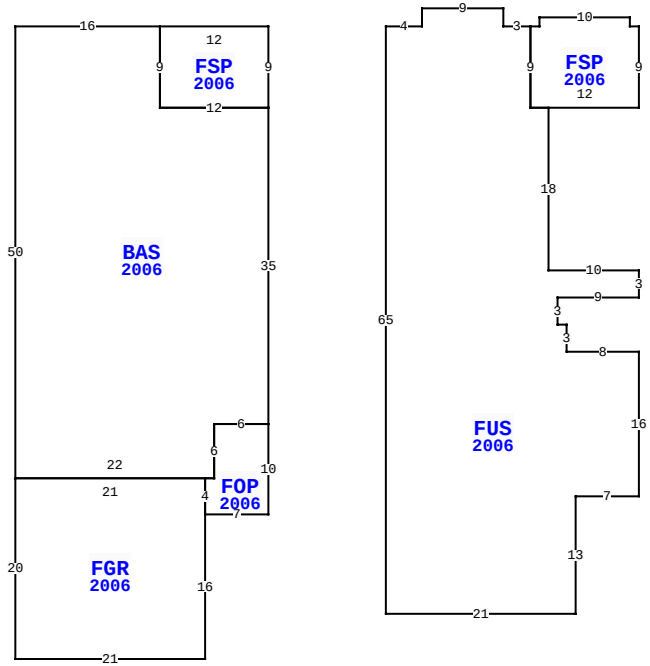
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,256	100	1,256	200,414
FGR	420	55	231	36,860
FOP	64	30	19	3,032
FSP	108	40	43	6,862
FSP	118	40	47	7,500
FUS	1,408	100	1,408	224,668
TOTALS	3,374		3,004	479,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,004	115.4370	164.50	494,158	2006	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 2664 HX Base Yr 2017



BLD DATE	11/07/2006	0	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95105 ELDERBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		479,333
TOTAL MARKET OB/XF VALUE		5,098
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		599,431
SOH/AGL Deduction		241,057
ASSESSED VALUE		358,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,374
TOTAL JUST VALUE		599,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013770	REPAIR/RRF	32,269	09/09/2022
M10379	MECH OTHER	0	09/01/2005
M10386	MECH OTHER	0	09/01/2005
R08240	REPAIR/RRF	10,000	09/01/2005
P09384	OTHER	0	04/01/2005
C14825	CO ISSUED	187,259	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2269/1960	4/16/2019	SW	U	I	11	100
GRANTOR: CHILDS URSULA						
GRANTEE: CHILDS URSULA LIVIN						
2058/1937	7/15/2016	WD	Q	I	01	420,000
GRANTOR: RAMIREZ RICHARD & GEO						
GRANTEE: CHILDS URSULA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 S50 FGR=[YR=2006] S20 E21 N16 FOP=[YR=2006] E7 N10 W6 S6 W1 S4$ N4 W21$ E22 N6 E6 N35 FSP=[YR=2006] N9 W12 S9 E12$ W12 N9$ PTR=[YR=2006] E25 FUS=[YR=2006] E4 N2 E9 S2 E3 FSP=[YR=2006] E1 N1 E10 S1 E1 S9 W12 N9$ S9 E2 S18 E10 S3 W9 S3 E1 S3 E8 S16 W7 S13 W21 N65 $ W25$.

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	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	0	0	469.00	SF	6.50	6.50	100	2006	2006	3	88	2,683	
3	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	2006	2006	3	88	595	

LAND DESCRIPTION

TOTAL OB/XF 5,098

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/23/2023 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS