LOT 38
IN OR 1984/262
PRESERVE AT SUMMER BEACH #1C

MILLS BROOKE S LIVING TRUST/MILLS BROOKE S TRUSTEE
95113 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0038-0000

BUILDING CHARACTERISTICS

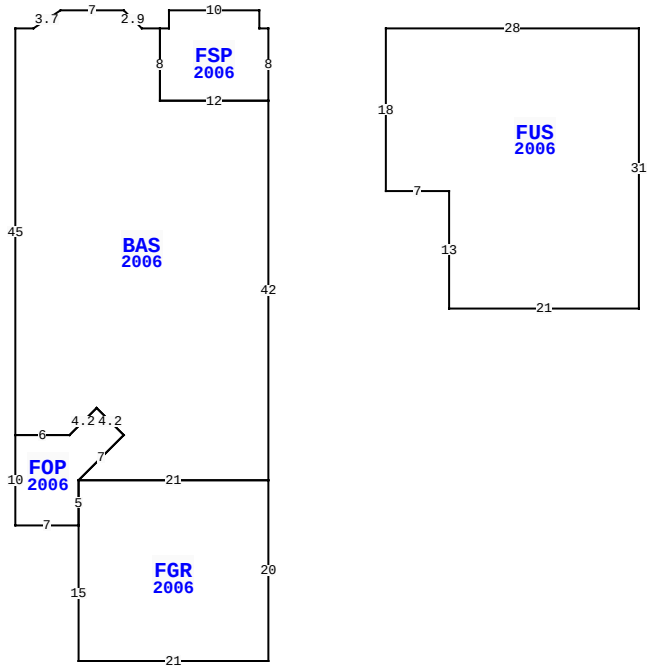
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,267	100	1,267	212,112
FGR	420	55	231	38,672
FOP	92	30	28	4,687
FSP	116	40	46	7,701
FUS	777	100	777	130,080
TOTALS	2,672		2,349	393,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,349	127.6989	181.97	427,448	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2016 Heated Area: 2044 HX Base Yr 2016



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

95113 ELDERBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		393,252
TOTAL MARKET OB/XF VALUE		4,749
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		513,001
SOH/AGL Deduction		215,647
ASSESSED VALUE		297,354
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,354
TOTAL JUST VALUE		513,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10381	MECH OTHER	0	09/01/2005
R08239	REPAIR/RRF	10,000	09/01/2005
P09383	OTHER	0	04/01/2005
C14826	CO ISSUED	0	03/01/2005
E14674	ELEC OTHER	2,000	03/01/2005
B14826	NEW CONSTR	151,585	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/0262	5/29/2015	WD	Q	I	02	330,000
GRANTOR: AUDET PAUL R						
GRANTEE: MILLS BROOKE S LIVI						
1474/1187	1/26/2007	WD	Q	I		552,900
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: AUDET PAUL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 U2 L2 W7 D2 L3 W2 S45 FOP=[YR=2006] S10 E7 FGR=[YR=2006] S15 E21N20 W21 S5$ N5 U5 R5 U3 L3 L3 D3 W6$ E6 U3 R3 D3 R3 D5 L5 E21 N42 FSP=[YR=2006] N8 W1 N2 W10 S2 W1 S8 E12$ W12 N8$ PTR=[YR=2006] E25 FUS=[YR=2006] E28 S31 W21 N13 W7 N18$ W25$.

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	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	0	0	415.00	SF	6.50	6.50	100	2006	2006	3	88	2,374	
3	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50	6.50	100	2006	2006	3	88	555	

LAND DESCRIPTION

TOTAL OB/XF 4,749

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