LOT 40
IN OR 1541/1573
PRESERVE AT SUMMER BEACH #1C

HUGHES ROBERT C TRUST/HUGHES ROBERT C TRUSTEE
95133 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

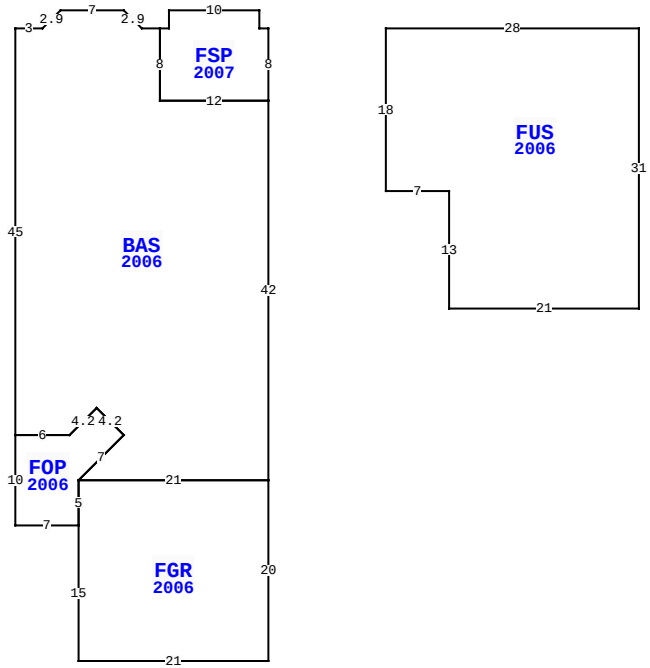
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	209,720
FGR	420	55	231	38,266
FOP	92	30	28	4,639
FSP	116	40	46	7,620
FUS	777	100	777	128,714
TOTALS	2,671		2,348	388,959

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	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2008 Heated Area: 2043 HX Base Yr 2008



BLD DATE	11/02/2006	0	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95133 ELDERBERRY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		388,959
TOTAL MARKET OB/XF VALUE		6,299
TOTAL LAND VALUE - MARKET		172,500
TOTAL MARKET VALUE		567,758
SOH/AGL Deduction		244,486
ASSESSED VALUE		323,272
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		268,272
TOTAL JUST VALUE		567,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10380	MECH OTHER	0	09/01/2005
R08241	REPAIR/RRF	10,000	09/01/2005
P09381	OTHER	0	04/01/2005
C14828	CO ISSUED	151,585	03/01/2005
E14676	ELEC OTHER	2,000	03/01/2005
B14828	NEW CONSTR	151,585	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1573	12/20/2007	WD	U	I	01	100
GRANTOR: HUGHES ROBERT C						
GRANTEE: HUGHES ROBERT C TRU						
1479/1551	2/21/2007	WD	Q	I		515,000
GRANTOR: SUTTON JAMES R & CARO						
GRANTEE: HUGHES ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 U2 L2 W7 D2 L2 W3 S45 FOP=[YR=2006] S10 E7 FGR=[YR=2006] S15 E21N20 W21S5$ N5 U5 R5 U3 L3 L3 D3 W6$ E6 U3 R3 D3 R3 L5 D5 E21N42 FSP=[YR=2007] N8 W1 N2W10 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	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	2006	2006	3	88	2,343	
3	0810	CONCRETE A	0	100	28	4	112.00	SF	6.50	6.50	100	2006	2006	3	88	641	
4	0855	CONC PAVER	0	100	0	0	240.00	SF	7.00	7.00	100	2007	2007	3	89	1,495	

LAND DESCRIPTION

TOTAL OB/XF 6,299

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	1.50	115,000.00	172,500.00	172,500							

REVIEW DATE 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/02/2023 BY SYS