

LOT 4
PRESERVE AT SUMMER BEACH #1C
PB 7/1

LESLIE FAMILY TRUST/LESLIE SCOTT GEORGE TRUSTEE
95136 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8															
Exterior Wall	16	WD FR STUC 70	0500	01	3,051	112.0560	168.08	512,812	2005	2005	0	0	0	9.00	91.00	VALUATION BY STANDARD														
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2022													Heated Area: 2629														
Roof Structur	08	IRREGULAR 100														HX Base Yr 2022														
Roof Cover	07	CONC TILE 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 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	1,234	100	1,234	188,744																										
FGR	574	55	316	48,333																										
FOP	44	30	13	1,988																										
FSP	116	40	46	7,036																										
FSP	118	40	47	7,189																										
FUS	1,395	100	1,395	213,370																										
TOTALS			3,481		3,051	466,659																								
EXTRA FEATURES			95136 ELDERBERRY LN, FERNANDINA BEACH																											
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	0811	CONCRETE B	0	100	0	0	674.00	SF	5.20	5.20	100	2005	2005	3	86	3,014														
2	0810	CONCRETE A	0	100	41	4	164.00	SF	6.50	6.50	100	2005	2005	3	86	917														
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS																														