LOT 5
IN OR 2180/211
PRESERVE AT SUMMER BEACH #1C

SHOEMAKER PAMELA S & ROGER C
95130 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0005-0000

BUILDING CHARACTERISTICS

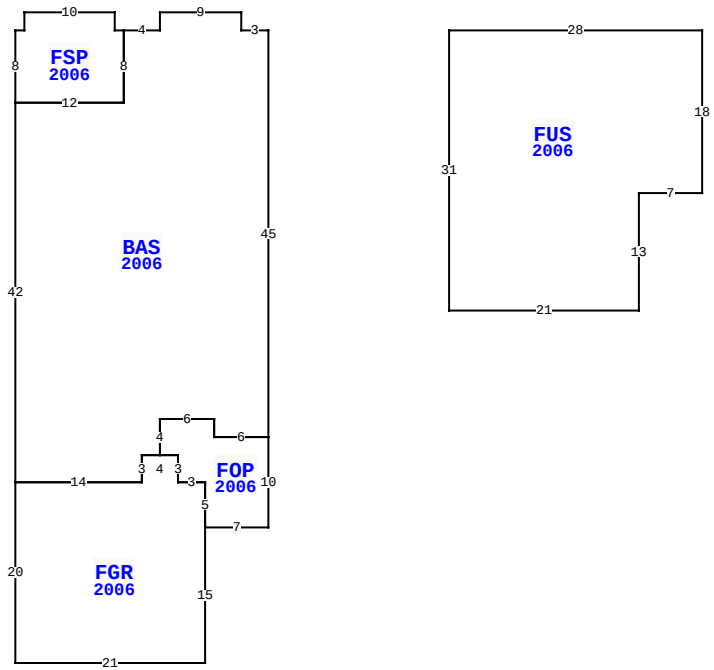
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,244	100	1,244	218,034
FGR	432	55	238	41,714
FOP	101	30	30	5,259
FSP	116	40	46	8,062
FUS	777	100	777	136,183
TOTALS	2,670		2,335	409,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,335	127.6989	191.55	447,269	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2019 Heated Area: 2021 HX Base Yr 2019



BLD DATE	08/14/2006	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95130 ELDERBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		409,251
TOTAL MARKET OB/XF VALUE		4,678
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		528,929
SOH/AGL Deduction		139,763
ASSESSED VALUE		389,166
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		339,166
TOTAL JUST VALUE		528,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507688	REPAIR/RRF	18,000	05/01/2005
M0509701	H/AC	0	05/01/2005
P0408748	OTHER	0	12/01/2004
B0413874	NEW CONSTR	171,845	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/0211	2/27/2018	WD	Q	I	02	365,000
GRANTOR: COLLINS PATRICK S &						
GRANTEE: SHOEMAKER PAMELA S						
1967/1006	3/09/2015	WD	Q	I	02	340,000
GRANTOR: HOLT LAKE B III & BAR						
GRANTEE: COLLINS PATRICK S E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W3 N2 W9 S2 W4 FSP=[YR=2006] W1 N2 W10 S2 W1 S8 E12 N8$ S8 W12 S42 FGR=[YR=2006] S20 E21 N15 FOP=[YR=2006] E7 N10 W6 N2 W6 S4 E2 S3 E3 S5$ N5 W3 N3 W4 S3 W14$ E14 N3 E2 N4 E6 S2 E6 N45$ PTR=[YR=2006] E20 FUS=[YR=2006] E28 S18 W7 S13 W21 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	501.00	SF	5.20	5.20	100	2006	2006	3	87	2,267	
3	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2006	2006	3	87	611	

LAND DESCRIPTION

TOTAL OB/XF 4,678

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 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