

LOT 6
IN OR 2045/1152
PRESERVE AT SUMMER BEACH #1C

GOODWIN RICHARD W & LYNNE M
95124 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0006-0000



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
FOP	116	30	35	6,134
FUS	777	100	777	136,183

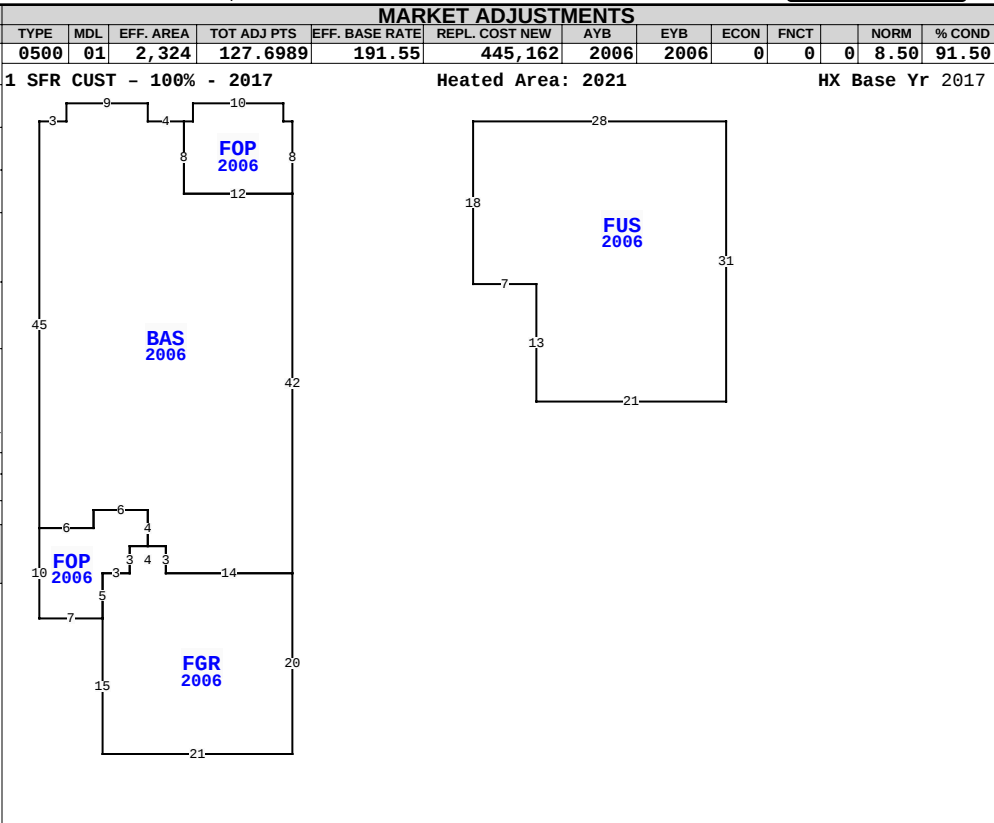
TOTALS 2,670 2,324 407,323

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	0811	CONCRETE B	0	100	0	0	582.00	SF	5.20	5.20	100	2006	2006	3	87	2,633	
2	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50	6.50	100	2006	2006	3	87	549	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	

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							



95124 ELDERBERRY LN, FERNANDINA BEACH

TOTAL OB/XF										4,982
-------------	--	--	--	--	--	--	--	--	--	-------

TOTAL OB/XF										4,982
-------------	--	--	--	--	--	--	--	--	--	-------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										407,323	
TOTAL MARKET OB/XF VALUE										4,982	
TOTAL LAND VALUE - MARKET										115,000	
TOTAL MARKET VALUE										527,305	
SOH/AGL Deduction										212,462	
ASSESSED VALUE										314,843	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										264,843	
TOTAL JUST VALUE										527,305	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										509,104	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413875	NEW CONSTR	171,845	07/28/2005
M0509700	H/AC	0	05/01/2005
P0408747	OTHER	0	12/01/2004
R0507687	REPAIR/RRF	18,000	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2045/1152	5/11/2016	WD	Q	I	01	345,000	
GRANTOR: LEWIS BRINSLEY B & BE							
GRANTEE: GOODWIN RICHARD W &							
1386/1382	2/03/2006	WD	U	I		359,300	
GRANTOR: THE PRESERVE AT SUMME							
GRANTEE: LEWIS BRINSLEY B &							

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W1 N2 W10 S2 W1 BAS=[YR=2006] W4 N2 W9 S2 W3 S45 FOP=[YR=2006] S10 E7 FGR=[YR=2006] S15 E21 N20 W14 N3 W4 S3 W3 S5\$ N5 E3 N3 E2 N4 W6 S2 W6\$ E6 N2 E6 S4 E2 S3 E14 N42 W12 N8\$ S8 E12 N8\$ PTR=[YR=2006] E20 FUS=[YR=2006] E28 S31 W21 N13 W7 N18\$ W20\$.