LOT 9
PRESERVE AT SUMMER BEACH #1C
PB 7/1

CASEY JAMES M & VICTORIA A
95106 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0009-0000

BUILDING CHARACTERISTICS

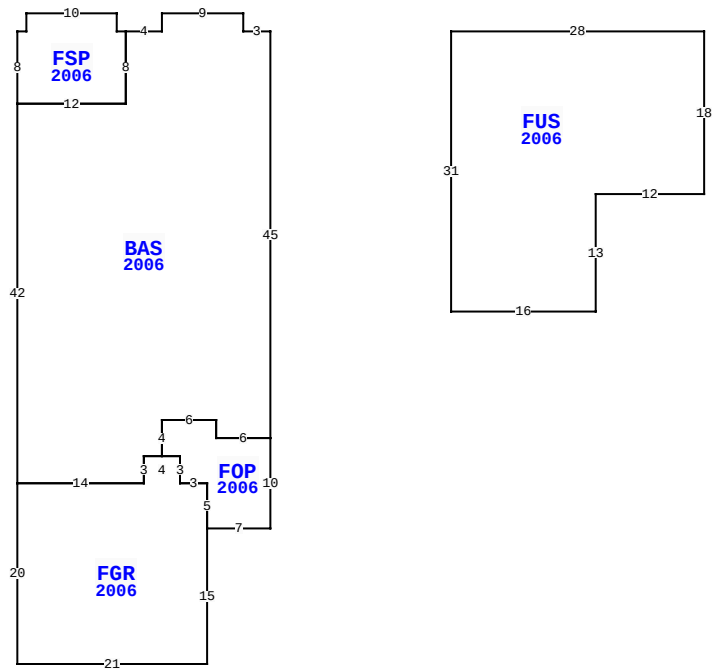
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	209,952
FGR	432	55	238	40,168
FOP	101	30	30	5,064
FSP	116	40	46	7,764
FUS	712	100	712	120,165
TOTALS	2,605		2,270	383,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,270	122.9655	184.45	418,702	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2022 Heated Area: 1956 HX Base Yr 2022



BLD DATE	10/17/2006	0	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

95106 ELDERBERRY LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		383,112
TOTAL MARKET OB/XF VALUE		6,952
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		505,064
SOH/AGL Deduction		18,362
ASSESSED VALUE		486,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		436,702
TOTAL JUST VALUE		505,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509820	H/AC	0	06/01/2005
R0507744	REPAIR/RRF	10,000	06/01/2005
C0413882	CO ISSUED	151,585	10/01/2004
B0413882	NEW CONSTR	151,585	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1791	4/20/2020	WD	Q	I	02	428,000
GRANTOR: DORSEY THOMAS E & JAC						
GRANTEE: CASEY JAMES M & VIC						
1714/1785	12/10/2010	WD	U	I	35	325,000
GRANTOR: BELANGLA W R & BONNIE						
GRANTEE: DORSEY THOMAS E & J						

BUILDING NOTES

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	26	4	104.00	SF	6.50	6.50	100	2006	2006	3	87	588	
4	0855	CONC PAVER	0	100	0	0	264.00	SF	10.00	10.00	100	2006	2006	3	87	2,297	

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 W12 S13 W16 N31$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,952

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