LOT 11
PRESERVE AT SUMMER BEACH #1C
PB 7/1

HOWINGTON DAVID WAYNE
8 LONG LEAF OFFICE PARK
MOULTRIE, GA 31768

2024

00-SB-30-1673-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

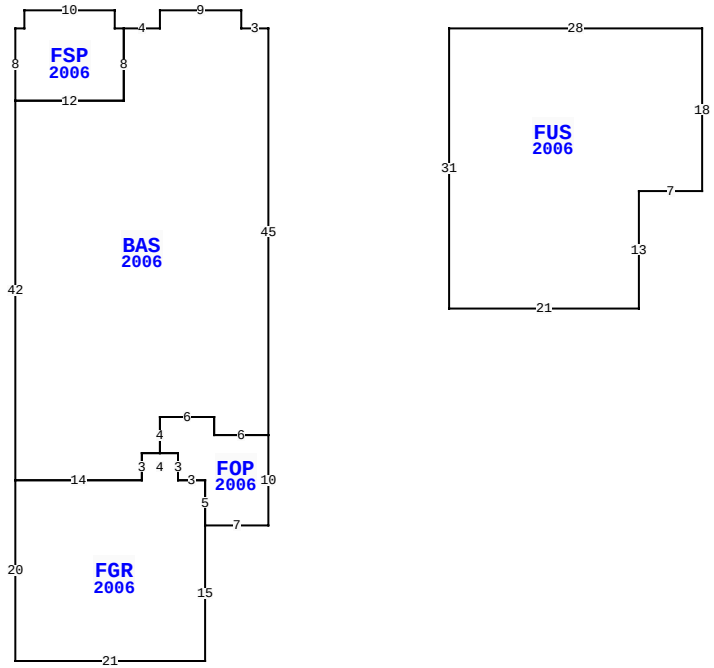
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,244	100	1,244	215,746
FGR	432	55	238	41,277
FOP	101	30	30	5,203
FSP	116	40	46	7,978
FUS	777	100	777	134,755
TOTALS	2,670		2,335	404,957

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	126.3612	189.54	442,576	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 0% - 2024 Heated Area: 2021 HX Base Yr



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

95096 ELDERBERRY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	404,957
TOTAL MARKET OB/XF VALUE	4,858
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	524,815
SOH/AGL Deduction	0
ASSESSED VALUE	524,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,815
TOTAL JUST VALUE	524,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000659	REMODEL ALL KITCH	275,000	01/18/2024
M1217767	H/AC	0	11/01/2012
M0509818	H/AC	0	06/01/2005
C0413886	CO ISSUED	151,585	10/01/2004
B0413886	NEW CONSTR	151,585	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1170	5/19/2023	WD	Q	I	01	669,000
GRANTOR: SHEPHERD WILLIAM & MA						
GRANTEE: HOWINGTON DAVID WAY						
2484/1577	7/22/2021	WD	Q	I	02	589,000
GRANTOR: EXLEY ELIZABETH REV T						
GRANTEE: SHEPHERD WILLIAM &						

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	0	0	0	546.00	SF	5.20	5.20	100	2006	2006	3	87	2,470	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2006	2006	3	87	588	

LAND DESCRIPTION

TOTAL OB/XF 4,858

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 04/24/2024 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS