

LOT 12
PRESERVE AT SUMMER BEACH #1C
PB 7/1

HERMSEN PHILIP LIVING TRUST/HERMSEN PHILIP TRUSTEE
95090 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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	203,805
FGR	432	55	238	38,992
FOP	101	30	30	4,915
FSP	116	40	46	7,536
FUS	712	100	712	116,648

TOTALS 2,605 2,270 371,896

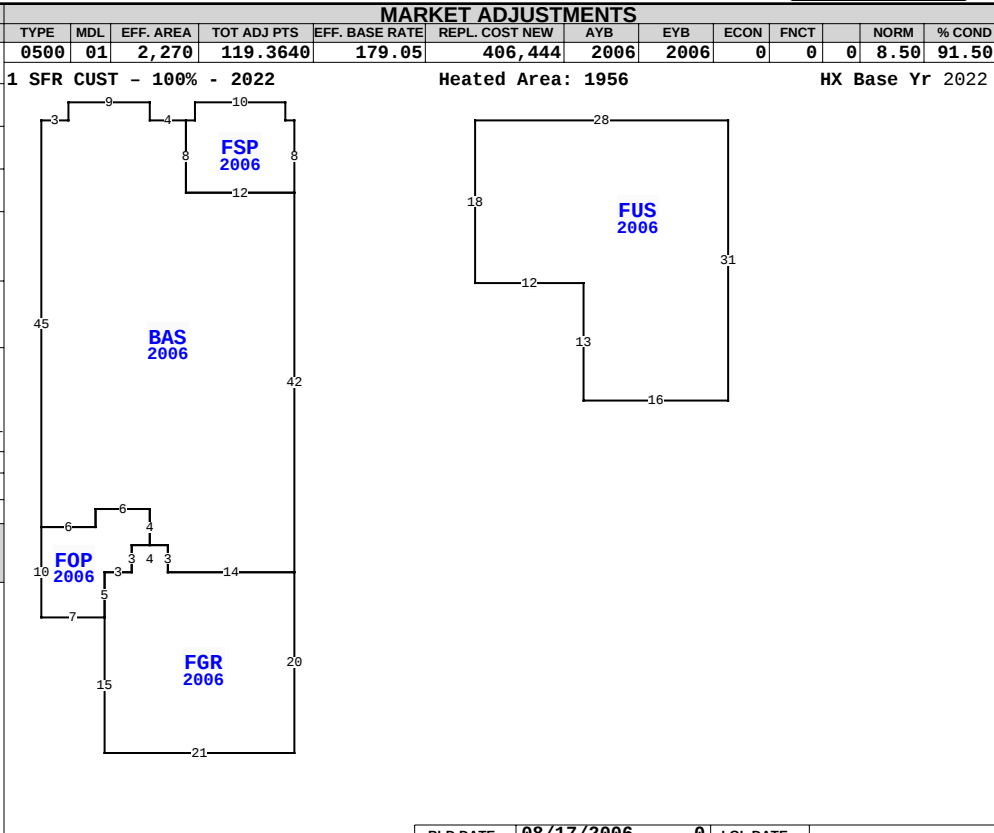
EXTRA FEATURES

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	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	588.00	SF	5.20	5.20	100	2006	2006	3	87	2,660	
3	0810	CONCRETE A	0 100	26	4	104.00	SF	6.50	6.50	100	2006	2006	3	87	588	

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



95090 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	08/17/2006	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 5,048

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							

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		371,896
TOTAL MARKET OB/XF VALUE		5,048
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		491,944
SOH/AGL Deduction		17,004
ASSESSED VALUE		474,940
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		424,940
TOTAL JUST VALUE		491,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509819	H/AC	0	06/01/2005
C0413887	CO ISSUED	151,585	10/01/2004
B0413887	NEW CONSTR	151,585	10/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2628/1211	3/27/2023	WD U	I 11
GRANTOR: HERMSEN PHILIP		SALE PRICE	
GRANTEE: HERMSEN PHILIP LIVI		100	
2420/1937		12/29/2020	WD Q I 02
GRANTOR: HERMAN CRAIG STEVEN &		434,000	
GRANTEE: HERMSEN PHILIP			

BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[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 W16 N13 W12 N18\$ W20\$.			

PRINTED 08/06/2024 BY SYS