



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		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	212,229
FGR	432	55	238	40,603
FOP	101	30	30	5,119
FSP	116	40	46	7,848
FUS	712	100	712	121,468
TOTALS	2,605		2,270	387,266

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	629.00	UT	5.20	5.20	
2	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

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	124.3032	186.45	423,242	2006	2006	0	0	8.50	91.50
1 SFR CUST - 0% - 0											
Heated Area: 1956											
HX Base Yr											
BLD DATE	08/18/2006					0	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

95078 ELDERBERRY LN, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										387,266	
TOTAL MARKET OB/XF VALUE										5,257	
TOTAL LAND VALUE - MARKET										115,000	
TOTAL MARKET VALUE										507,523	
SOH/AGL Deduction										32,539	
ASSESSED VALUE										474,984	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										474,984	
TOTAL JUST VALUE										507,523	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										490,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10127	MECH OTHER	0	08/01/2005
R07988	REPAIR/RRF	10,000	07/01/2005
P09033	OTHER	0	02/01/2005
C0413888	CO ISSUED	151,585	10/01/2004
B0413888	NEW CONSTR	151,585	10/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1718	9/17/2021	QC	U	I	11	100
GRANTOR: WAGGONER CHARLES VAN						
GRANTEE: WAGGONIER CHARLES V						
2264/0510	3/26/2019	WD	Q	I	01	435,000
GRANTOR: ANDERSON PHYLLIS KATR						
GRANTEE: WAGGONER CHARLES V						

BUILDING NOTES											
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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] E28S31 W16 N13 W12 N18\$ W20\$.											