LOT 16
PRESERVE AT SUMMER BEACH #1C
PB 7/1

GARDNER MARY BETH
95068 SUMMERWOOD CIRCLE UNIT 2
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

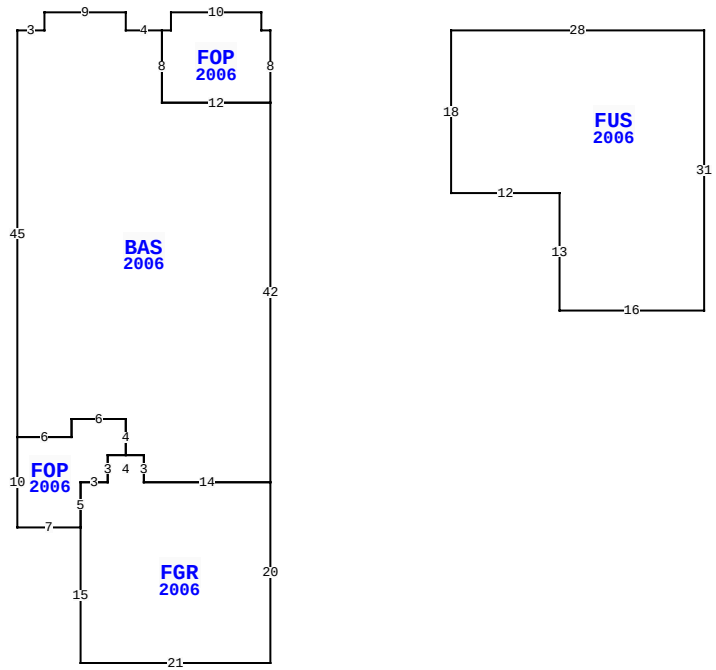
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
FOP	116	30	35	5,907
FUS	712	100	712	120,165
TOTALS	2,605		2,259	381,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,259	122.9655	184.45	416,673	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2017 Heated Area: 1956 HX Base Yr 2017



95068 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	08/18/2006 0	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		381,256
TOTAL MARKET OB/XF VALUE		6,488
TOTAL LAND VALUE - MARKET		149,500
TOTAL MARKET VALUE		537,244
SOH/AGL Deduction		218,264
ASSESSED VALUE		318,980
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		218,980
TOTAL JUST VALUE		537,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10126	MECH OTHER	0	08/01/2005
R07989	REPAIR/RRF	10,000	07/01/2005
P09031	OTHER	0	02/01/2005
C0413889	CO ISSUED	151,585	10/01/2004
B0413889	NEW CONSTR	151,585	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1424	4/08/2024	WD	Q	I	01	695,000
GRANTOR: RODUMS OLIVER & FRANC						
GRANTEE: GARDNER MARY BETH						
2060/1436	7/20/2016	WD	Q	I	01	315,000
GRANTOR: CROOK CLARK W						
GRANTEE: RODUMS OLIVER & FRA						

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 W16 N13 W12 N18$ 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	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	855.00	SF	5.20	5.20	100	2006	2006	3	87	3,868	
3	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	2006	2006	3	87	611	
4	0855	CONC PAVER	0	100	6	4	24.00	SF	10.00	10.00	100	2006	2006	3	87	209	

LAND DESCRIPTION

TOTAL OB/XF 6,488

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	1.30	115,000.00	149,500.00	149,500							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 149,500 Market: 0 Agricultural: 0 Common: 149,500 PRINTED 08/06/2024 BY SYS