

ASTOR FAMILY TRUST/ASTOR ERIC R TRUSTEE
95060 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

00-SB-30-1673-0017-0000

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	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2.5 100		
Frame Stories Units	02	WOOD FRAME 100 2. 100 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	1,063	100	1,063	161,403
FGR	588	55	323	49,043
FOP	32	30	10	1,518
FSP	132	40	53	8,047
FSP	189	40	76	11,540
FUS	1,552	100	1,552	235,651
UOP	88	20	18	2,733
TOTALS	3,644		3,095	469,935

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0810 CONCRETE A
3	1242 WD DECK A
4	0504 FP-ELECTRI

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,095	110.0274	165.04	510,799	2007	2007	0	0	8.00	92.00

1 SFR CUST - 100% - 2021

Heated Area: 2615

HX Base Yr 2021

The floor plan shows a large rectangular building footprint divided into several sections labeled with blue text: BAS 2007 (Basement), FGR 2007 (Front Garage), FOP 2007 (Front Porch), UOP 2007 (Upper Porch), FSP 2007 (Side Porch), and FUS 2007 (Front Utility). Dimensions are provided for various segments of the perimeter.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	469,935
TOTAL MARKET OB/XF VALUE	6,764
TOTAL LAND VALUE - MARKET	149,500
TOTAL MARKET VALUE	626,199
SOH/AGL Deduction	143,668
ASSESSED VALUE	482,531
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	432,531
TOTAL JUST VALUE	626,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09248	REPAIR/RRF	5,000	05/01/2006
M11354	MECH OTHER	0	04/01/2006
P10519	OTHER	0	01/01/2006
C16009	CO ISSUED	0	09/01/2005
E15757	ELEC OTHER	2,000	09/01/2005
B16009	NEW CONSTR	197,569	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/0100	3/21/2022	WD	U	I	11	100

GRANTOR: ASTOR ERIC R & KARI

GRANTEE: ASTOR FAMILY TRUST

2340/1722 2/20/2020 WD Q I 01 515,000

GRANTOR: GIFFORD HOLLY JEAN

GRANTEE: ASTOR ERIC R & KARI

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W21 BAS=[YR=2007] W7 S49 FGR=[YR=2007] S21 E28 N21 UOP=[YR=2007] N11 FOP=[YR=2007] N5 W4 D4 L4 S1 E8\$ W8 S11 E8\$ W28\$ E20 N12 U4 R4 E4 N24 W21 N9\$ S9 E21 N9\$ PTR=E15 FUS=[YR=2007] E10 FSP=[YR=2007] E3 N2 E12 S2 E3 S6 W18 N6\$ S6 E18 S27 W4 D4 L4 S10 E8 S16 W28 N63\$ W15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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