LOT 18
IN OR 2088/858
PRESERVE AT SUMMER BEACH #1C

ELDERBERRY LLC
705 OCEAN CLUB PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0018-0000

BUILDING CHARACTERISTICS

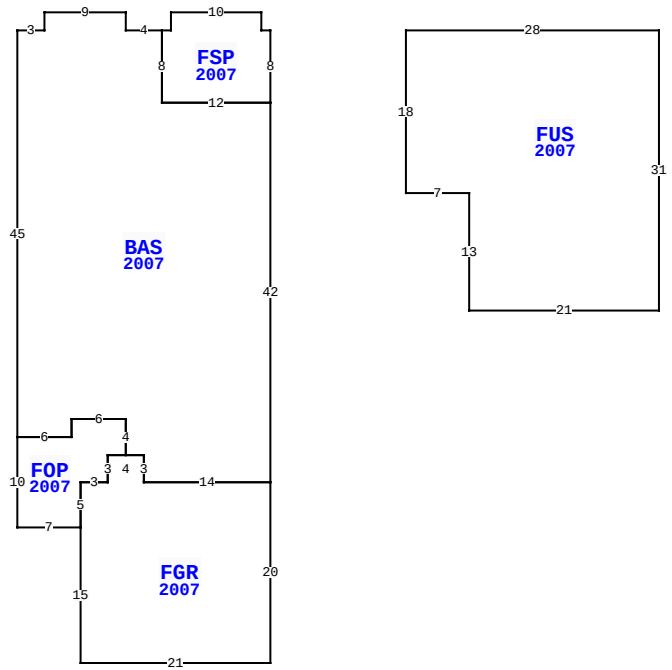
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	219,225
FGR	432	55	238	41,942
FOP	101	30	30	5,287
FSP	116	40	46	8,106
FUS	777	100	777	136,927
TOTALS	2,670		2,335	411,487

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	127.6989	191.55	447,269	2007	2007	0	0	0	8.00	92.00

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



95054 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/18/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	411,487
TOTAL MARKET OB/XF VALUE	5,808
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	532,295
SOH/AGL Deduction	45,217
ASSESSED VALUE	487,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,078
TOTAL JUST VALUE	532,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09250	REPAIR/RRF	5,000	05/01/2006
M11287	MECH OTHER	0	03/01/2006
P10518	OTHER	0	01/01/2006
C16016	CO ISSUED	0	09/01/2005
E15758	ELEC OTHER	2,000	09/01/2005
B16016	NEW CONSTR	151,585	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0858	12/09/2016	QC	U	I	11	165,000
GRANTOR: BORGHESE FRANCESCO M						
GRANTEE: ELDERBERRY LLC						
1985/1604	6/15/2015	WD	Q	I	01	350,000
GRANTOR: FRYDRYK WILLIAM A & T						
GRANTEE: BORGHESE FRANCESCO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W1 N2 W10 S2 W1 BAS=[YR=2007] W4 N2 W9 S2 W3 S45 FOP=[YR=2007] S10 E7 FGR=[YR=2007] 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=E15 FUS=[YR=2007] E28 S31 W21 N13 W7 N18$ W15$.

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	2007	2007	3	91	1,820	
2	0811	CONCRETE B	0	0	0	0	774.00	SF	5.20	5.20	100	2007	2007	3	88	3,542	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	88	446	

LAND DESCRIPTION

TOTAL OB/XF 5,808

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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS