

LOT 21
IN OR 1516/1967
PRESERVE AT SUMMER BEACH #1C

CAMPBELL MERLE W & KARA A
181 CROSS BRANCH DR
PONTE VEDRA, FL 32081

2024

00-SB-30-1673-0021-0000



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 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	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	1,268	100	1,268	221,110
FGR	420	55	231	40,281
FOP	92	30	28	4,882
FSP	107	40	43	7,498
FUS	712	100	712	124,156
TOTALS	2,599		2,282	397,928

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	579.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	

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	2,282	126.3612	189.54	432,530	2007	2007	0	0	8.00	92.00
1 SFR CUST - 0% - 0											
Heated Area: 1980											
HX Base Yr											
BLD DATE	07/18/2007					KK	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

95032 ELDERBERRY LN, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						397,928					
TOTAL MARKET OB/XF VALUE						4,916					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						517,844					
SOH/AGL Deduction						33,589					
ASSESSED VALUE						484,255					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						484,255					
TOTAL JUST VALUE						517,844					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						500,051					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09696	REPAIR/RRF	5,000	09/01/2006
M11884	MECH OTHER	0	08/01/2006
P10658	OTHER	0	01/01/2006
C16004	CO ISSUED	0	09/01/2005
E15764	ELEC OTHER	2,000	09/01/2005
B16004	NEW CONSTR	151,585	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1516/1967	8/03/2007	WD	Q	I		450,000	
GRANTOR: THE PRESERVE AT SUMME							
GRANTEE: CAMPBELL MERLE W &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W2 U2 L2 W8 D2 L2 W2 FSP=[YR=2008] N1 W11 S1 W1 S8 E12 N8\$ S8 W12 S42 FGR=[YR=2007] S20 E21 N15 FOP=[YR=2007] E7 N10 W6 U3 L3 L3 D3 R5 D5 S5\$ N5 W21\$ E21 U5 L5 U3 R3 D3 R3 E6 N45\$ PTR=E15 FUS=[YR=2007] S31 E16 N13 E12 N18 W28\$ W15\$.											