



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	11	CLAY TILE 60
Interior Floor	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	213,388
FGR	432	55	238	40,825
FOP	101	30	30	5,146
FSP	116	40	46	7,891
FUS	712	100	712	122,132

TOTALS	2,605		2,270	389,383
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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	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	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	100		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	2007	2007	0	0	8.00	92.00
1 SFR CUST - 100% - 2020											
Heated Area: 1956											
HX Base Yr 2020											

BLD DATE	07/13/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
95012 ELDERBERRY LN, FERNANDINA BEACH				

TOTAL OB/XF											
4,604											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
8											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
389,383											
TOTAL MARKET OB/XF VALUE											
4,604											
TOTAL LAND VALUE - MARKET											
115,000											
TOTAL MARKET VALUE											
508,987											
SOH/AGL Deduction											
117,866											
ASSESSED VALUE											
391,121											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
341,121											
TOTAL JUST VALUE											
508,987											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
491,585											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09693	REPAIR/RRF	5,000	09/01/2006
M11877	MECH OTHER	0	08/01/2006
P10661	OTHER	0	01/01/2006
C16001	CO ISSUED	0	09/01/2005
E15769	ELEC OTHER	2,000	09/01/2005
B16001	NEW CONSTR	151,585	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2358/0210	4/29/2020	LE	U	I	11	100	
GRANTOR: RAND ALVAS F & DENISE							
GRANTEE: RAND ELIZABETH B &							
2260/1052	3/06/2019	WD	Q	I	02	440,000	
GRANTOR: WOODSON DILLARD D							
GRANTEE: RAND ALVAS F & DENI							

BUILDING NOTES											
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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] S18 E12 S13 E16 N31 W28\$ W15\$.											