LOT 25
IN OR 1500/1994
PRESERVE AT SUMMER BEACH #1C

FLANAGAN PATRICK F & JAMIE E
2876 DARLINGTON POINTE
DULUTH, GA 30097

2024

00-SB-30-1673-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

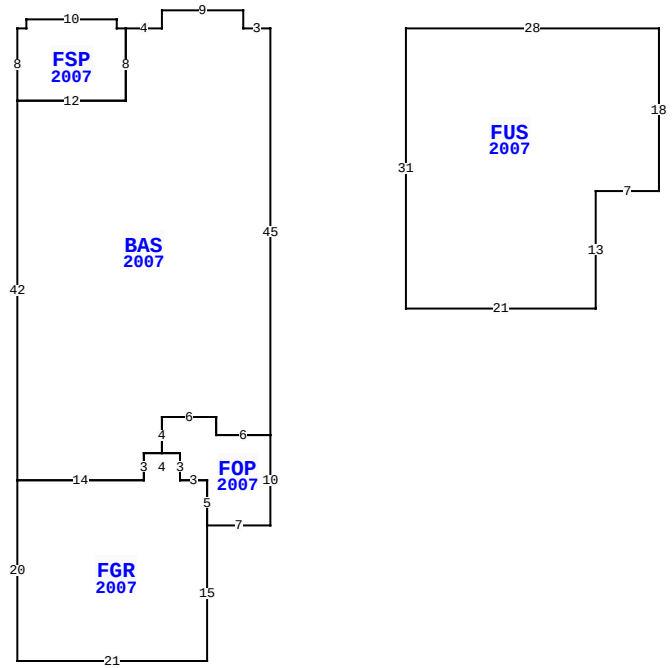
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,244	100	1,244	216,925
FGR	432	55	238	41,502
FOP	101	30	30	5,231
FSP	106	40	42	7,324
FUS	777	100	777	135,491
TOTALS	2,660		2,331	406,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,331	126.3612	189.54	441,818	2007	2007	0	0	0	8.00	92.00

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



95009 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	07/31/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	406,473
TOTAL MARKET OB/XF VALUE	4,572
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	526,045
SOH/AGL Deduction	34,412
ASSESSED VALUE	491,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,633
TOTAL JUST VALUE	526,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09692	REPAIR/RRF	5,000	09/01/2006
M11882	MECH OTHER	0	08/01/2006
P10662	OTHER	0	01/01/2006
C15993	CO ISSUED	0	09/01/2005
E15771	ELEC OTHER	2,000	09/01/2005
B15993	NEW CONSTR	151,585	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1994	5/24/2007	WD	Q	I		446,800

GRANTOR: THE PRESERVE AT SUMME
GRANTEE: FLANAGAN PATRICK F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 N2 W9 S2 W4 FSP=[YR=2007] W1 N1 W10 S1 W1 S8 E12 N8$ S8 W12 S42 FGR=[YR=2007] S20 E21 N15 FOP=[YR=2007] E7 N10 W6 N2 W6 S4 E2 S3 E3 S5$ N5 W3 N3 W4 S3 W14$ E14 N3 E2 N4 E6 S2 E6 N45$ PTR=E15 FUS=[YR=2007] S31 E21 N13 E7 N18 W28$ 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	504.00	SF	5.20	5.20	100	2007	2007	3	88	2,306	
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 4,572

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