LOT 29
IN OR 2240/331
PRESERVE AT SUMMER BEACH #1C

AUGER GARY L & TOMI R
95037 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

**2024**

**00-SB-30-1673-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

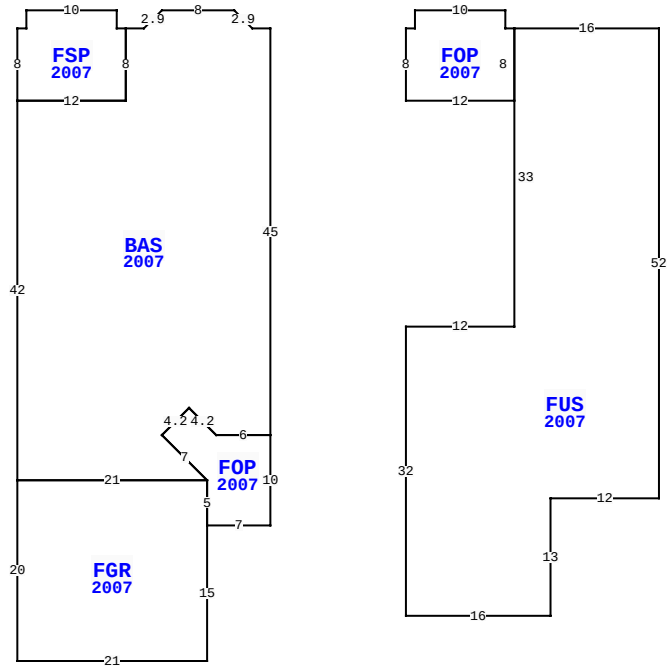
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 03 | MASONRY 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 | 206,388 |
| FGR | 420 | 55 | 231 | 37,599 |
| FOP | 92 | 30 | 28 | 4,558 |
| FOP | 116 | 30 | 35 | 5,697 |
| FSP | 116 | 40 | 46 | 7,487 |
| FUS | 1,268 | 100 | 1,268 | 206,388 |
| TOTALS | 3,280 | | 2,876 | 468,116 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,876 | 117.9465 | 176.92 | 508,822 | 2007 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SFR CUST – 100% - 2020 Heated Area: 2536 HX Base Yr 2020




| | |
|---|---|
| BLD DATE | 07/06/2007 KK |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

95037 ELDERBERRY LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 468,116 |
| TOTAL MARKET OB/XF VALUE | | 3,205 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 586,321 |
| SOH/AGL Deduction | | 137,638 |
| ASSESSED VALUE | | 448,683 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 398,683 |
| TOTAL JUST VALUE | | 586,321 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 565,358 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R09253 | REPAIR/RRF | 5,000 | 05/01/2006 |
| M11544 | MECH OTHER | 0 | 05/01/2006 |
| P10573 | OTHER | 0 | 01/01/2006 |
| C15987 | CO ISSUED | 0 | 09/01/2005 |
| E15776 | ELEC OTHER | 2,000 | 09/01/2005 |
| B15987 | NEW CONSTR | 176,682 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2240/0331 | 11/28/2018 | WD | Q | I | 02 | 490,000 |
| GRANTOR: DACONCEICAO MIRYAM | | | | | | |
| GRANTEE: AUGER GARY L & TOMI | | | | | | |
| 1481/1569 | 2/28/2007 | WD | Q | I | | 497,700 |
| GRANTOR: THE PRESERVE AT SUMME | | | | | | |
| GRANTEE: DACONCEICAO ALERTO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W8 D2 L2 W2 FSP=[YR=2007] W1 N2 W10 S2 W1 S8 E12N8$ S8 W12 S42 FGR=[YR=2007] S20 E21N15 FOP=[YR=2007] E7 N10 W6 U3 L3 D3 L3 D5 R5 S5$ N5 W21$ E21 U5 L5 U3 R3 D3 R3 E6 N45$ PTR=E15 FOP=[YR=2007] E1 N2 E10S2E1 FUS=[YR=2007] E16 S52 W12 S13 W16 N32 E12 N33$ S8 W12 N8$ 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 603.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 88 | 2,759 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 88 | 446 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,205

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS