

LOT 36
PRESERVE AT SUMMER BEACH #1C
PB 7/1

SISSON JUDY C
95095 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1673-0036-0000



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 Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
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.	100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	203,570
FGR	420	55	231	37,680
FOP	92	30	28	4,568
FSP	107	40	43	7,014
FSP	116	40	46	7,503
FUS	770	100	770	125,600

TOTALS	2,753		2,366	385,935
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EXTRA FEATURES

L N	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0	100	0	0	407.00	SF	6.50	6.50	100	2006	2006	3	87	2,302	
3	0810	CONCRETE A	0	100	27	4	108.00	SF	6.50	6.50	100	2006	2006	3	87	611	
4	0855	CONC PAVER	0	100	0	0	64.00	SF	7.00	7.00	100	2013	2013	3	94	421	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS														HEATED AREA: 2018		HX Base Yr 2021	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0500	01	2,366	118.8495	178.27	421,787	2006	2006	0	0	0	8.50	91.50					
1 SFR CUST - 100% - 2021																	

BLD DATE	10/17/2006	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95095 ELDERBERRY LN, FERNANDINA BEACH																	
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TOTAL OB/XF 5,134																	
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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		385,935
TOTAL MARKET OB/XF VALUE		5,134
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		506,069
SOH/AGL Deduction		106,765
ASSESSED VALUE		399,304
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		344,304
TOTAL JUST VALUE		506,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17817	ELEC OTHER	1,500	08/01/2006
M10281	MECH OTHER	0	09/01/2005
R07996	REPAIR/RRF	10,000	08/01/2005
C14413	CO ISSUED	151,585	02/01/2005
P09090	OTHER	0	02/01/2005
B14413	NEW CONSTR	151,585	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2338/0270	2/06/2020	WD	Q	I	01
GRANTOR: ROBERTS MARY M					SALE PRICE
GRANTEE: SISSON JUDY C					
1963/1449	2/17/2015	WD	Q	I	02
GRANTOR: BARBERA BRUCE V & JOA					375,000
GRANTEE: ROBERTS MARY M					

BUILDING NOTES					
BUILDING DIMENSIONS					
FSP=[YR=2006] W1 N2 W10 S2 W1 BAS=[YR=2006] W16 S45					
FOP=[YR=2006] S10 E7 FGR=[YR=2006] S15 E21 N20 W21 S5\$ N5 U5					
R5 U3 L3 L3 D3 W6 \$ E6 U3 R3 R3 D3 D5 L5 E21 N42 W12					
N8 \$ S8 E12 N8\$ PTR=E20 FUS=[YR=2006] E3 U2 R2 E7 D2 R2					
E2 FSP=[YR=2006] U1 R1 E10 D1 R1 S8 W12 N8\$ S33 E12 S8 W28					
N41\$W20 \$.					