

LOT 33
IN OR 2049/697
PRESERVE AT SUMMER BEACH #1C

CARDAMONE SERAFINO & CARRY ANN
95075 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1673-0033-0000



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		11	CLAY TILE 60		
Interior Floor		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		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC		3021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	2006	1,244	247,543
FGR	432	55	2006	238	47,359
FOP	101	30	2006	30	5,970
FOP	116	30	2006	35	6,964
FUS	777	100	2006	777	154,615
TOTALS	2,670			2,324	462,452

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,324	138.3956	218.67	508,189	2006	2006	0	0	9.00	91.00

1 SFR CUST - 100% - 2023

Heated Area: 2021

HX Base Yr 2023

10

8

4

9

3

8

12

42

6

3

4

6

19

7

15

21

14

3

4

3

5

FOP
2006

BAS
2006

FOP
2006

FGR
2006

28

18

7

13

21

31

FUS
2006

BLD DATE	08/18/2006	0	LGL DATE	
XF DATE			LAND DATE	04/07/2025

MLU