IN OR 248 PG 633

WORTHINGTON THOMAS S & JANIS
95692 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

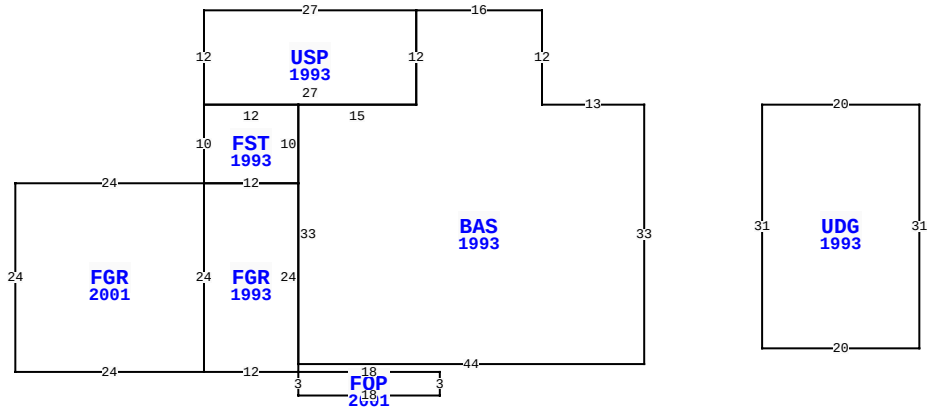
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	110,699
FGR	288	55	158	10,639
FGR	576	55	317	21,346
FOP	54	30	16	1,077
FST	120	55	66	4,444
UDG	620	55	341	22,962
USP	324	30	97	6,532
TOTALS	3,626		2,639	177,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	111.3600	100.50	265,220	1963	1975	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 1644 HX Base Yr



95692 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,697
TOTAL MARKET OB/XF VALUE		7,383
TOTAL LAND VALUE - MARKET		113,250
TOTAL MARKET VALUE		298,330
SOH/AGL Deduction		149,759
ASSESSED VALUE		148,571
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,571
TOTAL JUST VALUE		298,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108366	GARAGE	16,200	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0248/0633	9/01/1977	WD	U	I		35,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N12 W16 USP=[YR=1993] W27 S12
FST=[YR=1993] S10 FGR=[YR=2001] W24 S24 E24 FGR=[YR=1993]
E12 FOP=[YR=2001] S3 E18 N3 W18 $ N24 W12 S24 $ N24 $ E12
N10 W12 $ E27 N12 $ S12 W15 S33 E44 N33 $PTR= E15
UDG=[YR=1993] E20 S31 W20 N31 $ 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	0812	CONCRETE C	0	100	0	0	1,696.00	SF	4.00	4.00	100	2001	2001	3	82	5,563	
2	0680	POLE SHED	0	100	31	10	310.00	SF	10.00	10.00	100	1992	1992	3	20	620	
3	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2001	2001	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,383

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	000115	C	SFR ACRES	100	0006	OR	157.00	420.00	1.51	AC		1.00	1.00	1.00	75,000.00	75,000.00	113,250							

REVIEW DATE 02/07/2018 BY KWX Total Acres: 1.51 Total Land Value: 113,250 Market: 0 Agricultural: 0 Common: 113,250 PRINTED 08/02/2023 BY SYS