OR 144 PG 126 & OR 164/132
1995 HORT SW

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

2023

44-2N-28-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

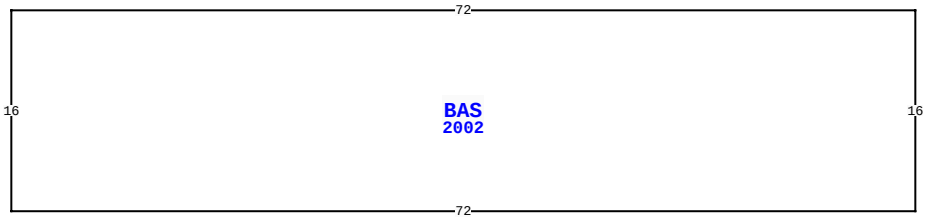
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	32,796
TOTALS	1,152		1,152	32,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	116.2000	81.34	93,704	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



95662 ARBOR LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,796
TOTAL MARKET OB/XF VALUE	182
TOTAL LAND VALUE - MARKET	138,000
TOTAL MARKET VALUE	170,978
SOH/AGL Deduction	58,580
ASSESSED VALUE	112,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,398
TOTAL JUST VALUE	170,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1229	CHNGE SRVC	0	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0144/0126	1/01/1973	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W72 S16 E72 N16 $.

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
2	0810	CONCRETE A	0	0	5	8	40.00	SF	6.50	6.50	100	1994	1994	3	70	182	

LAND DESCRIPTION

TOTAL OB/XF 182

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	0		OR	191.00	420.00	1.84	AC		1.00	1.00	1.00	75,000.00	75,000.00	138,000							

REVIEW DATE 06/15/2017 BY KWX Total Acres: 1.84 Total Land Value: 138,000 Market: 0 Agricultural: 0 Common: 138,000 PRINTED 08/02/2023 BY SYS