



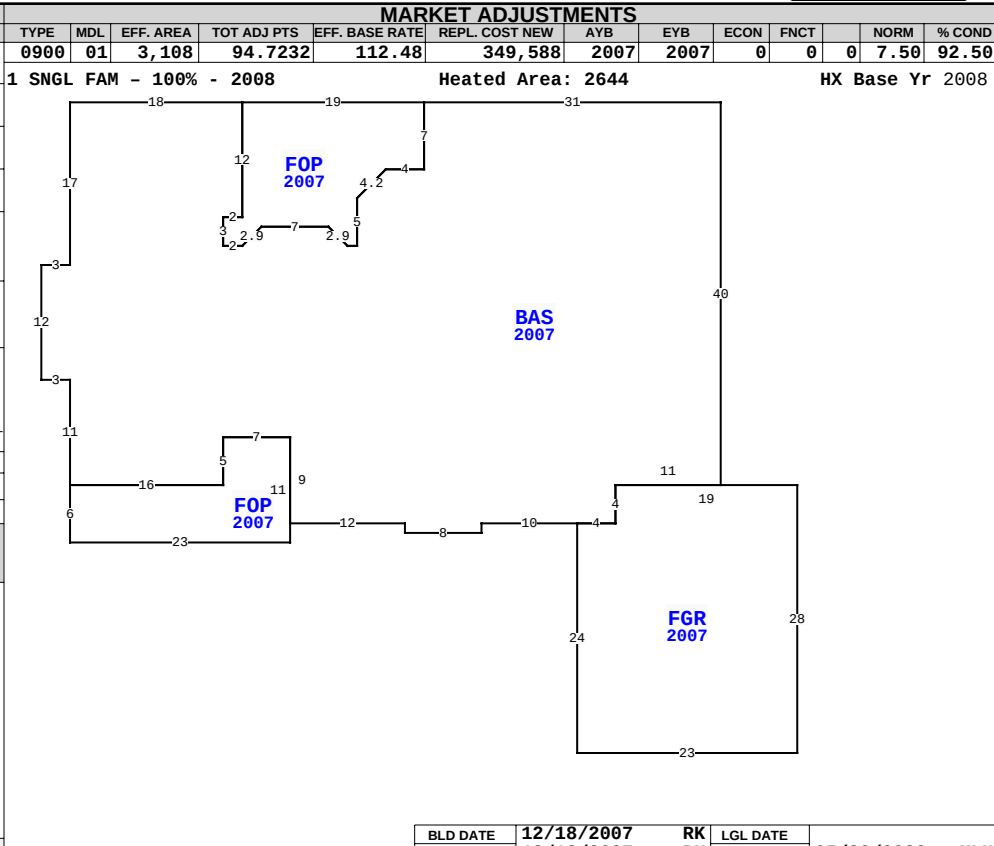
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	03 CONC FINSH 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01	Quality Level 01	
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	2,644	100	2,644	275,092
FGR	628	55	345	35,896
FOP	173	30	52	5,410
FOP	222	30	67	6,971
TOTALS	3,667		3,108	323,369

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	50	20	1,000.00	SF	4.00	4.00
2	0911	SCRN RM A	0 100	26	50	1,300.00	SF	17.50	17.50
3	0866	POOL FIBER	0 100	26	14	364.00	SF	72.00	72.00
4	0855	CONC PAVER	0 100	0	0	1,268.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00



95487 ARBOR LN, FERNANDINA BEACH

BLD DATE	12/18/2007	RK		LGL DATE	
XF DATE	12/18/2007	RK		LAND DATE	05/30/2023
INC DATE				AG DATE	MLU

TOTAL OB/XF									
34,555									

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,369
TOTAL MARKET OB/XF VALUE		34,555
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		420,924
SOH/AGL Deduction		200,024
ASSESSED VALUE		220,900
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		170,900
TOTAL JUST VALUE		420,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21687	XFOB	8,946	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1156/0508	7/24/2003	PR U	V	V	01
GRANTOR: PREACHE MAURLINE M &					
GRANTEE: MURRAY KENNETH EUGE					

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2007] W31 FOP=[YR=2007] W19 S12 W2 S3 E2 U2 R2 E7 D2 R2 E1 N5 U3 R3 E4 N7 \$ S7 W4 D3 L3 S5 W1 U2 L2 W7 D2 L2 W2 N3 E2 N12 W18 S17 W3 S12 E3 S11 FOP=[YR=2007] S6 E23 N11 W7 S5 W16 \$ E16 N5 E7 S9 E12 S1 E8 N1 E10 FGR=[YR=2007] S24 E23 N28 W19 S4 W4 \$ E4 N4 E11 N40 \$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV