PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 410/33
(EX PT IN OR 849/63,

ANDREWS WALTER F
95366 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

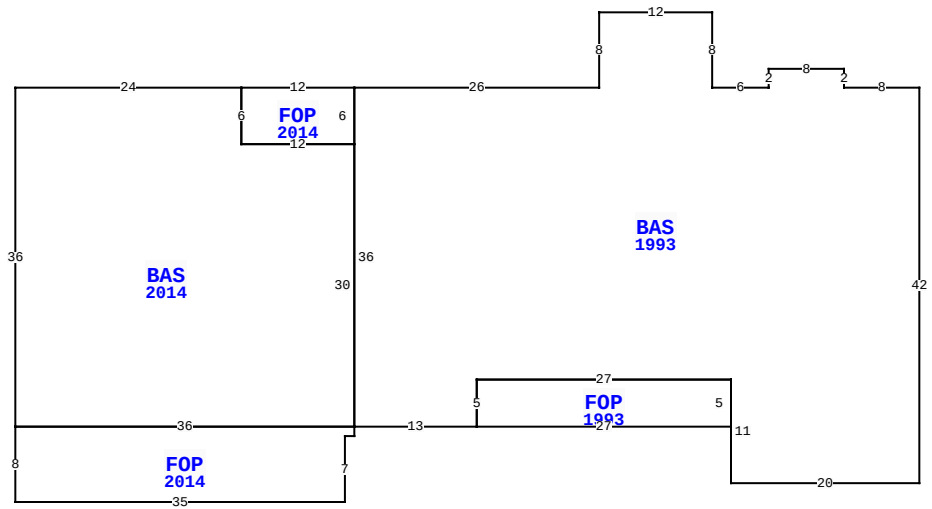
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,257	100	2,257	203,660
BAS	1,224	100	1,224	110,447
FOP	135	30	40	3,609
FOP	72	30	22	1,985
FOP	281	30	84	7,580
TOTALS	3,969		3,627	327,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,627	85.8600	101.96	369,809	1992	1998	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 0 Heated Area: 3481 HX Base Yr



95366 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		327,281
TOTAL MARKET OB/XF VALUE		28,628
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		430,909
SOH/AGL Deduction		191,845
ASSESSED VALUE		239,064
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		184,064
TOTAL JUST VALUE		430,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327612	ADDITION	121,518	08/01/2013
R13128	REPAIR/RRF	14,000	09/23/2012
B07162	SWIM POOL	0	08/01/2000
4096	NEW CONSTR	2,300	02/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0410/0033	12/28/1983	QC	U	V		2,000
GRANTOR: BENNETT MONA O ESTATE						
GRANTEE: ANDREWS VIRGINIA J						
0389/0308	4/18/1983	QC	U	V		100
GRANTOR: BALDWIN EVELENA H						
GRANTEE: HARRIS EARL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N2 W8 S2 W6 N8 W12 S8 W26FOP=[YR=2014] W12 BAS=[YR=2014] W24 S36 FOP=[YR=2014] S8 E35 N7 E1 N1 W36 $ E36 N30 W12 N6 $ S6 E12 N6 $ S36 E13 FOP=[YR=1993] E27 N5 W27 S5$ N5 E27 S11 E20 N42$.

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	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	1991	1991	3	20	102	
4	0681	POLE SHED	0	100	20	6	120.00	SF	15.00	15.00	100	1991	1991	3	20	360	
5	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	1991	1991	3	20	624	
6	0812	CONCRETE C	0	100	0	0	1,916.00	SF	4.00	4.00	100	1995	1995	3	72	5,518	
7	0845	KOOL DECK	0	100	0	0	983.00	SF	7.25	7.25	100	2000	2000	3	80	5,701	
8	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2000	2000	3	27	11,750	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
10	0681	POLE SHED	0	100	15	15	225.00	SF	30.00	30.00	100	2002	2002	3	32	2,160	
11	0478	VF 6 SLAT	0	100	0	0	150.00	LF	15.00	15.00	100	2002	2002	3	61	1,373	
12	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	21	840	

TOTAL OB/XF 28,628

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/19/2019 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS