

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1873/1193
& WELL ESMT IN OR 1873/1188

SNYDER APRIL N
95350 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0023-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2,652	224,932
FEP	160	80	128	10,856
FOP	231	30	69	5,852
FST	104	55	57	4,835
TOTALS	3,147		2,906	246,476

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0861
3	0845
4	0810
5	0811
6	1242

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,906	114.2570	103.12	299,667	1972	1980	0	0	0	17.75
1 SINGLE FAM - 100% - 2014											
Heated Area: 2652											
HX Base Yr 2014											
Diagram showing building footprint with dimensions and area calculations.											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
95350 ARBOR LN, FERNANDINA BEACH		05/30/2023 MLU	

TOTAL OB/XF	
15,883	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,476
TOTAL MARKET OB/XF VALUE	15,883
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	337,359
SOH/AGL Deduction	172,811
ASSESSED VALUE	164,548
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	114,548
TOTAL JUST VALUE	337,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4732	REPAIR/RRF	2,500	03/15/1988

SALES DATA	
OFF RECORD Number	DATE
2316/0762	10/17/2019
GRANTOR: CLERK OF COURT	
GRANTEE: SNYDER APRIL NICOLE	
1873/1193	8/16/2013
GRANTOR: HARRIS JOYCE V	
GRANTEE: SNYDER RYAN S & APR	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1993] W24 FST=[YR=1993] N8 W13 FEP=[YR=1993] W20 S8 E20 N8\$ S8 E13\$ W33 N6 W24 S39E24 FOP=[YR=1993] S2 E33 N7 W33 S5\$ N5 E33 S5 E24 N33\$.	