

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2219/258 &
OR 2286/1398

CALDERWOOD MITCHELL CASE
95359 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0023-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

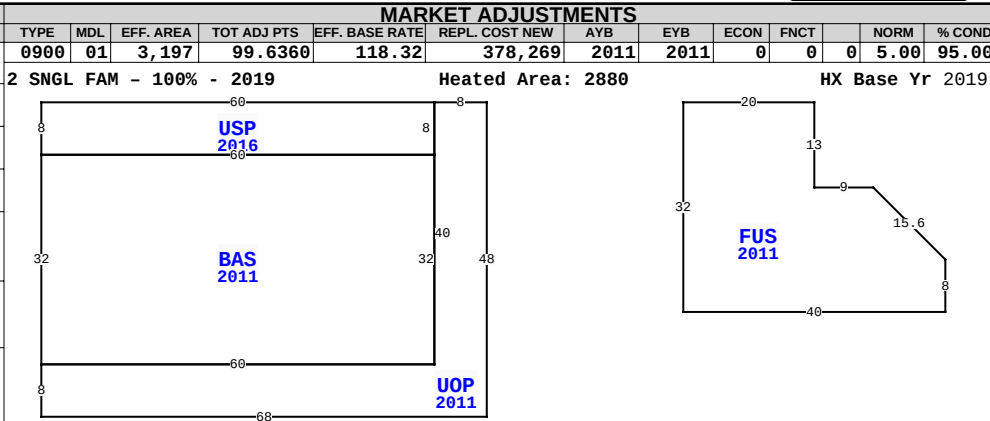
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	215,815
FUS	960	100	960	107,908
UOP	864	20	173	19,446
USP	480	30	144	16,186

TOTALS	4,224		3,197	359,356
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	390.00	SF	40.00
2	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00
3	0303	FLT DOCK W	0	100	18	8	144.00	SF	26.00
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	SFR RIVER	100	0006	OR	0.00	0.00	230.00

REVIEW DATE	06/30/2016	BY	KW
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,197	99.6360	118.32	378,269	2011	2011	0	0	5.00	95.00
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/31/2023										MLU	

TOTAL OB/XF										18,681	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100	0006	OR	0.00	0.00	230.00	FF	1.00

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100	0006	OR	0.00	0.00	230.00	FF	1.00

Total Acres: 0.00	Total Land Value: 920,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,356	
TOTAL MARKET OB/XF VALUE		18,681	
TOTAL LAND VALUE - MARKET		920,000	
TOTAL MARKET VALUE		1,298,037	
SOH/AGL Deduction		502,845	
ASSESSED VALUE		795,192	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		745,192	
TOTAL JUST VALUE		1,298,037	
NCON VALUE		18,681	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,106,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24004	CO ISSUED	0	04/26/2011
R12582	REPAIR/RRF	14,000	03/01/2011
E23000	NEW CONSTR	10,000	10/01/2010
M15697	H/AC	0	10/01/2010
P14503	NEW CONSTR	0	10/01/2010
B24004	NEW CONSTR	316,009	10/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2286/1398	7/01/2019	WD Q	Q	V	03
GRANTOR: LEWIS JEFF M & MARK A					SALE PRICE
GRANTEE: CALDERWOOD MITCHELL					365,000
2219/0258	8/15/2018	WD Q	Q	I	01
GRANTOR: GEIGER GLENN					585,000
GRANTEE: CALDERWOOD MITCHELL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2011] W8 USP=[YR=2016] W60 S8 BAS=[YR=2011] S32 E60 N32 W60 \$ E60 N8\$ S40 W60 S8 E68 N48 \$ PTR= E30 FUS=[YR=2011] E20 S13 E9 D11 R11 S8 W40 N32 \$ W30 \$.									