

PORTER DANIEL & IRIVELISSE
95415 ARBOR LN
FERNANDINA BEACH, FL 32034

44-2N-28-0000-0023-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall		31	HARDIE BRD 90		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD													
Exterior Wall		21	STONE 10		0500	11	4,773	117.0064	166.73	795,802	2020	2020	0	0	0	0.55	99.45	Tax Group: 4				Tax Dist:												
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 4071										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		13	LVT/LAMNT 60																															
Interior Floo		11	CLAY TILE 40																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			3.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		2.	2. 100																															
Units			0 100																															
Quality		01	Quality Level 01																															
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	2,448	100	2,448	405,910																														
FGR	974	55	536	88,875																														
FOP	128	30	38	6,301																														
FOP	146	30	44	7,296																														
FOP	260	30	78	12,933																														
FUS	1,623	100	1,623	269,115																														
STR	14	10	1	166																														
STR	48	10	5	829																														
TOTALS		5,641	4,773	791,425																														
EXTRA FEATURES					95415 ARBOR LN, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0300	BOAT DCK W	0 100	64	4	256.00	SF	54.00	54.00	100	2019	2019	3	93	12,856																			
2	1241	WD DECK G	0 100	26	12	312.00	UT	15.53	15.53	100	2020	2020	3	95	4,602																			
3	0350	CARPORT WD	0 100	26	12	312.00	SF	13.00	13.00	100	2020	2020	3	93	3,772																			
4	0310	AL GANG WY	0 100	0	0	21.00	LF	115.00	115.00	100	2019	2019	3	90	2,174																			
5	0317	DCK PLNG W	0 100	0	0	4.00	UT	1,250.00	1,250.00	100	2019	2019	3	90	4,500																			
6	0303	FLT DOCK W	0 100	20	8	160.00	SF	35.10	35.10	100	2019	2019	3	93	5,223																			
7	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2019	2019	3	90	2,250																			
8	0462	ST/AL FNC	0 100	108	5	540.00	SF	10.00	10.00	100	2019	2019	3	93	5,022																			
9	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	93	3,255																			
10	0855	CONC PAVER	0 100	0	0	2,650.00	SF	10.00	10.00	100	2020	2020	3	99	26,235																			
LAND DESCRIPTION					TOTAL OB/XF										69,889																			
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	000132	C	SFR RIVER	100	0006	OR	0.00	0.00	147.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	588,000																	

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