



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

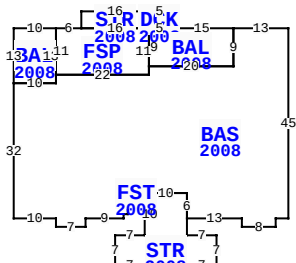
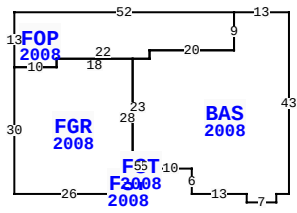
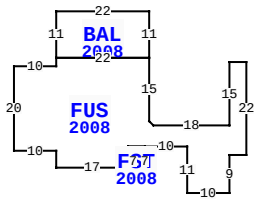
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	130	15	20	3,361
BAL	180	15	27	4,537
BAL	242	15	36	6,048
BAS	1,285	100	1,285	215,903
BAS	2,310	100	2,310	388,121
DCK	20	10	2	336
FGR	868	55	477	80,145
FOP	552	30	166	27,891
FSP	242	40	97	16,297
FST	6	55	3	504
TOTALS	7,322		5,537	930,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,537	126.4450	180.18	997,657	2008	2008	0	0	6.75	93.25
1 SFR CUST - 100% - 2009				Heated Area: 4636				HX Base Yr 2009			



** This building has 16 Sub-Areas

95431 ARBOR LN, FERNANDINA BEACH

BLD DATE	12/05/2008
XF DATE	12/05/2008
INC DATE	

RK	LGL DATE	
RK	LAND DATE	05/31/2023
	AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0	1,411.00	SF	4.00	4.00	100	2008	2008	3	90	5,080	
2	0300	BOAT DCK W	0	100	0	0	352.00	SF	40.00	40.00	100	2008	2008	3	56	7,885	
3	0350	CARPORT WD	0	100	27	20	540.00	SF	13.00	13.00	100	2008	2008	3	40	2,808	
4	0310	AL GANG WY	0	100	0	0	55.00	LF	115.00	115.00	100	2008	2008	3	40	2,530	
5	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	100	2008	2008	3	56	1,456	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	40	1,000	
7	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2008	2008	3	76	876	
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	750.00	750.00	100	2008	2008	3	40	1,200	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000132	C	SFR RIVER	100		OR	110.00	354.00	110.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	440,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					BUILDING MARKET VALUE				
															930,315				
															TOTAL MARKET OB/XF VALUE				
															33,035				
															TOTAL LAND VALUE - MARKET				
															440,000				
															TOTAL MARKET VALUE				
															1,403,350				
															SOH/AGL Deduction				
															597,276				
															ASSESSED VALUE				
															806,074				
															TOTAL EXEMPTION VALUE				
															HX HB				
															50,000				
															BASE TAXABLE VALUE				
															756,074				
															TOTAL JUST VALUE				
															1,403,350				
															NCON VALUE				
															0				
															INCOME VALUE				
															PREVIOUS YEAR MKT VALUE				
															1,100,861				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22030	XFOB	2,500	10/01/2008
M13250	MECH OTHER	0	08/01/2007
P12349	OTHER	0	05/01/2007
E19105	ELEC OTHER	8,625	04/01/2007
R10256	REPAIR/RRF	19,775	04/01/2007
B19724	NEW CONSTR	550,000	04/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1454/1478	10/25/2006	WD	Q	V		590,000			

GRANTOR: W H GROSS COMPANY									
GRANTEE: KING M WADE & LISA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W13 FOP=[YR=2008] W52 S13 FGR=[YR=2008] S30 E26 N1 FST=[YR=2008] E2 N3 FST=[YR=2008] E4 N5 W4 S5 \$ W2 S3\$ N3 E2 N28 W18 S2 W10\$ E10 N2 E22 N2 E20 N9 \$ S9 W20 S2 W4 S23 E4 S3 E10 S6 E13 S2 E7 N2 E3 N43 \$ PTR= E30 BAL=[YR=2008] E10 FSP=[YR=2008] E6 STR=[YR=2008] N4 E16 DCK=[YR=2008] E5 S4 BAL=[YR=2008] E15 BAS=[YR=2008] E13 S45 W3 S2 W8 N2 W13STR=[YR=2008] S4 E7 S7 W7 S5 W10 N5 W7 N7 E7 N10 E10 S6\$ N6 W10 FST=[YR=2008] S2 W4 N4 E4 S2\$ N2 W4S7 W1 S1 W9 S2 W7 N2 W10 N32 E10 N2 E22 N2 E20 N9 \$ S9 W20 N9 E5 \$ W5 N4 \$ S4 W16\$ E16 S11 W22 N11 \$ S13 W10 N13 \$W30\$ PTR= N60 FUS=[YR=2008] N20 E10 N2 BAL=[YR=2008] N11 E22 S11 W22 \$ E22 S15 D1 R1 E18 N15 E4 S22 W4 S9 W10 N11 W10									