



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 100	0900	01	2,717	99.7920	118.50	321,964	1998	2000	0	0	0	11.00	89.00	VALUATION BY										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 1999													Heated Area: 2195										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999										
Interior Wall	05	DRYWALL 100																								
Interior Floor	11	CLAY TILE 50																								
Interior Floor	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
Occupancy	00	NONE 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	300	100	300	31,640																						
BAS	1,895	100	1,895	199,857																						
FGR	586	55	322	33,960																						
FOP	147	30	44	4,640																						
FSP	391	40	156	16,453																						
TOTALS			3,319	2,717	286,548																					
EXTRA FEATURES			95087 ARBOR LN, FERNANDINA BEACH																							
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905										
2	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	1998	1998	3	77	826										
3	0810	CONCRETE A	0	100	0	0	661.00	SF	6.50	6.50	100	1998	1998	3	77	3,308										
4	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2000	2000	3	80	1,040										
TOTAL OB/XF 8,079																										
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	DENSITY	DECL	FRZ	YR	CONSRV		
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	50,000.00	50,000.00	72,000									
REVIEW DATE 02/13/2018 BY KW Total Acres: 1.44 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS																										