

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2207/1048
LYING SOUTH OF OR 2202/1751

LOPER JAMES
322 S 6TH ST
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0029-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	01 FLAT 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	3000 FLORIST/GREENHOUSE

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	27,859
CAN	30	30	9	696
CAN	30	30	9	696
DCK	70	10	7	541
STR	24	10	2	155

TOTALS	514	387	29,949
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	881.00	SF	5.20	5.20	100	2019
2	0400	CONC CURB	0	0	0	104.00	LF	15.00	15.00	100	2019
3	1076	TRELLIS A	0	0	12	72.00	SF	7.50	7.50	100	2019
4	0810	CONCRETE A	0	0	20	340.00	SF	6.50	6.50	100	2019
5	1242	WD DECK A	0	0	0	204.00	SF	10.00	10.00	100	2019
6	0972	ST LGHT UN	0	0	0	2.00	UT	1,518.00	1,518.00	100	2019
7	0810	CONCRETE A	0	0	0	362.00	SF	6.50	6.50	100	2019
8	0424	CL FNC 6'	0	0	0	203.00	LF	20.00	20.00	100	2019
9	0464	FNC GT 10'	0	0	0	1.00	UT	350.00	350.00	100	2019
10	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004900	C	OPEN STRGE	0		CN	0.00	0.00	40,945.00	SF	1.00
2	009600	C	WASTELAND	0		CN	0.00	0.00	0.16	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1709	04	387	92.7675	79.78	30,875	2019	2019	0	0	3.00	97.00
1 MH OFFICE - 0% - 0											
Heated Area: 360 HX Base Yr											
10 36 10 28 2 6 5 5 6 14 6 5 5 4 6 4 6											
BAS 2019											
CAN 2019											
DCK 2019											
CAN 2019											
STR 2019											

95740 ARBOR LN, FERNANDINA BEACH	BLD DATE 04/02/2020	KK	LGL DATE	
	XF DATE 04/02/2020	KK	LAND DATE	04/02/2020
	INC DATE		AG DATE	KK

TOTAL OB/XF											
20,623											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		29,949	
TOTAL MARKET OB/XF VALUE		29,138	
TOTAL LAND VALUE - MARKET		82,290	
TOTAL MARKET VALUE		141,377	
SOH/AGL Deduction		10,749	
ASSESSED VALUE		130,628	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		130,628	
TOTAL JUST VALUE		141,377	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,753	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003103	NEW CONSTR	20,000	05/09/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2207/1048	6/29/2018	PR U	V		19	85,000	
GRANTOR: HAKIMIAN VICTORIA PR							
GRANTEE: LOPER JAMES & ANGEL							
0895/0379	1/08/1999	WD U	V		07	100	
GRANTOR: HUNTLEY W T & LL							
GRANTEE: HOSHALL CLARK V JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W36 S10 E2 CAN=[YR=2019] S5 STR=[YR=2019] S4 E6 N4 W6\$ E6 N5 W6\$ E6 DCK=[YR=2019] S5 E14 CAN=[YR=2019] E6 N5 W6 S5\$ N5 W14\$ E28 N10\$.											

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