

LOTS 20 21 & 52
IN OR 1616/1907
ELLIS LANDING UNR

DICE RAYMOND L & JUDITH
95673 ARBOR LN
FERNANDINA BEACH, FL 32034-9516

2023

44-2N-28-5130-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	485	100	485	38,966
BAS	813	100	813	65,319
BAS	850	100	850	68,292
FOP	48	30	14	1,125
FOP	28	30	8	643
FOP	30	30	9	723
FSP	330	40	132	10,605
FUS	875	100	875	70,300
STR	15	10	2	161
TOTALS	3,474		3,188	256,135

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,563.00	SF 4.00	4.00
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF 30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	2.00
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,188	123.8688	111.79	356,387	1960	1970	0	0	28.13	71.87	
1 SINGLE FAM - 100% - 2012												
Heated Area: 3023												
HX Base Yr 2012												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/30/2023 MLU												

95673 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	2.00	UT 3,500.00	3,500.00	100	1972	1972	3	32	2,240	
2	0812	CONCRETE C	0	100	0	0	2,563.00	SF 4.00	4.00	100	1985	1985	3	49.5	5,075	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF 30.00	30.00	100	2010	2010	3	50	2,880	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	2.00
2	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					256,135				
TOTAL MARKET OB/XF VALUE					10,195				
TOTAL LAND VALUE - MARKET					126,000				
TOTAL MARKET VALUE					392,330				
SOH/AGL Deduction					191,572				
ASSESSED VALUE					200,758				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					150,758				
TOTAL JUST VALUE					392,330				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					314,938				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23689	ADDITION	4,796	06/01/2010
B22455	REMODEL	7,500	05/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE		
1616/1907	4/24/2009	WD	U		I	18	100,500		
GRANTOR: YALE MORTGAGE CORPORA									
GRANTEE: DICE RAYMOND L & JU									
1571/1917	6/16/2008	CT	U		I	14	100		
GRANTOR: CLERK OF COURT									
GRANTEE: YALE MORTGAGE CORPO									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W19 STR=[YR=2008] N5 W3 FSP=[YR=1993] U6 L5 W22 D6 L6 S1 BAS=[YR=1993] W25 S33 E14 FOP=[YR=1993] S6 E6 N8 W6 S2 \$ N2 E6 S2 E5 N4 BAS=[YR=1993] E34 FOP=[YR=2008] E4 N7 W4 S7 \$ N25 W34 S25 \$ N29\$ S4 E33 N5 \$ S5 E3 \$ W2 S15 E4 S10 E17 N10 FOP=[YR=2008] E6 N5 W6 S5 \$ N15 \$ PTR=W 90 FUS=[YR=1993] W25 S35 E25 N35 \$ E90 \$.									