LOT 48
IN OR 727/536
ELLIS LANDING UNR

ROBINSON LESTER N & MYRTLE S
95611 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5130-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

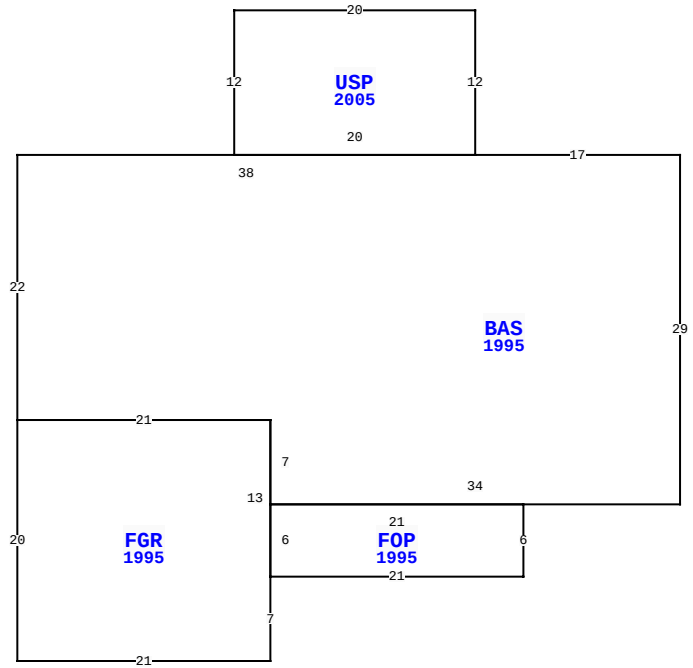
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	146,647
FGR	420	55	231	23,395
FOP	126	30	38	3,848
USP	240	30	72	7,292
TOTALS	2,234		1,789	181,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,789	130.7550	118.01	211,120	1995	1995	0	0	0	14.18	85.82

1 SINGLE FAM – 100% - 1996 Heated Area: 1448 HX Base Yr 1996



95611 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,183
TOTAL MARKET OB/XF VALUE		5,976
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		232,159
SOH/AGL Deduction		113,941
ASSESSED VALUE		118,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,218
TOTAL JUST VALUE		232,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515507	SWIM POOL	6,188	01/01/2005
9401535	NEW CONSTR	57,900	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0727/0536	4/07/1995	WD	Q	I		85,300
GRANTOR: ROSEBILT INC						
GRANTEE: ROBINSON LESTER N &						
0717/1245	11/04/1994	WD	Q	V		10,500
GRANTOR: ELLIS MARY M						
GRANTEE: ROSEBILT INC						

BUILDING NOTES

EXTRA FEATURES

LN	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	1,632.00	SF	4.00	4.00	100	1997	1997	3	75	4,896	
2	1242	WD DECK A	0	100	30	6	180.00	SF	10.00	10.00	100	2012	2012	3	60	1,080	

BUILDING DIMENSIONS

BAS=[YR=1995] W17 USP=[YR=2005] N12 W20 S12 E20 $ W38 S22 FGR=[YR=1995] S20 E21 N7 FOP=[YR=1995] E21 N6 W21 S6 $ N13 W21 $ E21 S7 E34 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 5,976

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	125.00	160.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS