

BLOCK 2 LOT 12
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

DAYMUDE CHARLES R & FRANCES D
95102 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5140-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,560	100	2,560	377,856
FGR	2,337	55	1,285	189,666
FOP	320	30	96	14,170
FOP	480	30	144	21,254
FST	223	55	123	18,155
STR	110	10	11	1,624
STR	120	10	12	1,771
UOP	320	20	64	9,446
UOP	480	20	96	14,170
TOTALS	6,950		4,391	648,112

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	0300	BOAT DCK W	0	100	0	0	1,180.00	SF	40.00	40.00	100	2022	2022	3	100	47,200	
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2022	2022	3	100	4,160	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	100	1,500	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	100	2,300	
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2022	2022	3	100	6,000	
6	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00	10.00	100	2022	2022	3	100	1,140	
7	0855	CONC PAVER	0	100	0	0	1,258.00	SF	10.00	10.00	100	2022	2022	3	100	12,580	
8	0855	CONC PAVER	0	100	0	0	1,578.00	SF	10.00	10.00	100	2022	2022	3	100	15,780	

LAND DESCRIPTION			TOTAL OB/XF 90,660														
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
1	000130	C	SFR WATER	100		RS-1	100.00	417.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4			
0500	01	4,391	103.5804	147.60	648,112	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY			
1 SFR CUST - 100% - 2023												STANDARD			
Heated Area: 2560												Tax Group: 4			
												Tax Dist:			
												BUILDING MARKET VALUE			
												TOTAL MARKET OB/XF VALUE			
												TOTAL LAND VALUE - MARKET			
												TOTAL MARKET VALUE			
												SOH/AGL Deduction			
												ASSESSED VALUE			
												TOTAL EXEMPTION VALUE			
												BASE TAXABLE VALUE			
												TOTAL JUST VALUE			
												NCON VALUE			
												INCOME VALUE			
												PREVIOUS YEAR MKT VALUE			

95102 ARBOR LN, FERNANDINA BEACH												BLD DATE	LGL DATE	05/31/2023 MLU	
												XF DATE	LAND DATE		
												INC DATE	AG DATE		

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2405/1422	11/03/2020	WD Q I	01
GRANTOR: MCCRANIE DANIEL JR &			
GRANTEE: DAYMUDE CHARLES R &			
1383/0635	1/20/2006	WD U I	01
GRANTOR: MCCRANIE DANIEL I & D			
GRANTEE: MCCRANIE DANIEL I J			

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP=[YR=2022] W40 S12 FGR=[YR=2022] S64 UOP=[YR=2022] S8 E40 N8 W25 FST=[YR=2022] N13 E4 N23 W7 S13 W1 S23 E4\$ W15\$ E11 N23 E1 N13 E7 S23 W4 S13 E25 N64 W40\$ E40 N12\$ PTR= E15 STR=[YR=2022] E5 FOP=[YR=2022] E40 S12 BAS=[YR=2022] S64 FOP=[YR=2022] S8 W17 STR=[YR=2022] S13 E3 S5 W11 N5 E3 N13 E5\$ W23 N8 E40\$ W40 N64 E40\$ W40 N12\$ S22 W5 N22\$ W15\$.			