LOTS 2 & 3
MURRAY'S TRIANGLE PB 6/31

HOAGLAND JACK L/LANGENBERG KAREN KAYE
85220 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-514M-0002-0000

BUILDING CHARACTERISTICS

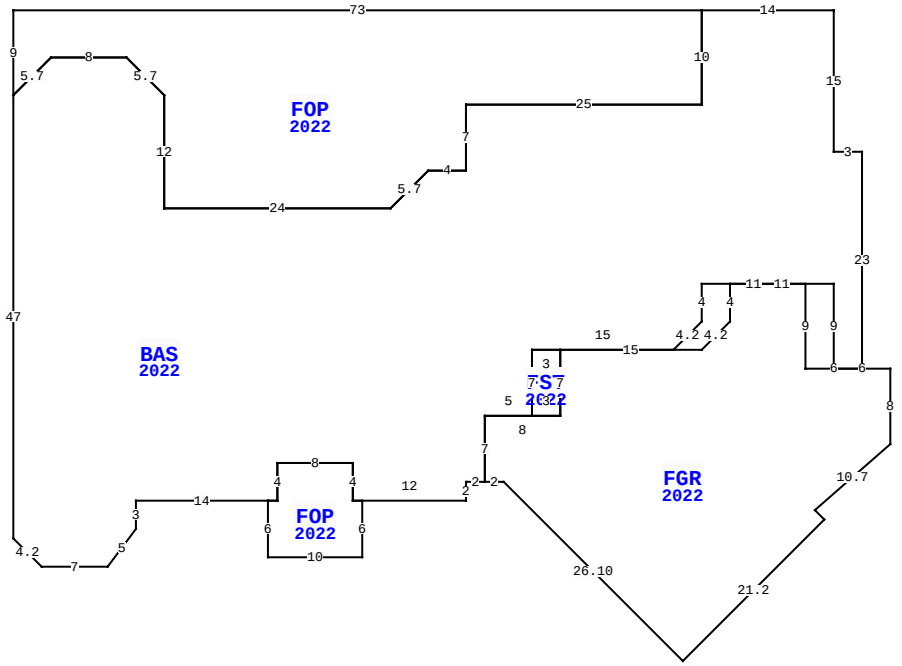
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,011	100	3,011	622,886
FGR	961	55	529	109,434
FOP	92	30	28	5,792
FOP	994	30	298	61,647
FST	21	55	12	2,482
TOTALS	5,079		3,878	802,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,878	145.1736	206.87	802,242	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 0% - 0 Heated Area: 3011 HX Base Yr



ARBOR LN, FERNANDINA BEACH

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

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	0	0	0	6,976.00	SF	4.00	4.00	100	2022	2022	3	100	27,904	
2	0861	POOL GUNIT	0	0	0	0	458.00	SF	85.00	85.00	100	2022	2022	3	100	38,930	
3	0911	SCRN RM A	0	0	0	0	2,000.00	SF	17.50	17.50	100	2022	2022	3	100	35,000	
4	0855	CONC PAVER	0	0	0	0	1,542.00	SF	15.00	15.00	100	2022	2022	3	100	23,130	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2022	2022	3	100	15,000	
7	0855	CONC PAVER	0	0	0	0	220.00	SF	15.00	15.00	100	2022	2022	3	100	3,300	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	802,242
TOTAL MARKET OB/XF VALUE	145,264
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	1,037,506
SOH/AGL Deduction	0
ASSESSED VALUE	1,037,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,037,506
TOTAL JUST VALUE	1,037,506
NCON VALUE	947,510
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018765	CO ISSUED	0	12/22/2022
B2114128	SWIM POOL	66,000	10/14/2021
B2106596	NEW CONSTR	470,153	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0715	9/01/2020	WD	Q	V	03	49,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: HOAGLAND JACK L & K						
2388/1799	9/01/2020	WD	Q	V	03	55,000
GRANTOR: GINN REXFORD E JR & B						
GRANTEE: HOAGLAND JACK L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 N15 W14 FOP=[YR=2022] W73 S9 U4 R4 E8 D4 R4 S12 E24 U4 R4 E4 N7 E25 N10$S10 W25 S7 W4 D4 L4 W24 N12 U4 L4 W8 D4 L4 S47 R3 D3 E7 U4 R3 N3 E14
FOP=[YR=2022] S6 E10 N6 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E12 N2E2
FGR=[YR=2022] E2 D19 R19 U15 R15 U1 L1 U7 R8 N8 W6 N9 W11 S4 D3 L3 W15 FST=[YR=2022] W3S7E3N7$ S7 W8 S7$ N7 E5 N7 E15 U3 R3 N4 E11 S9 E6 N23 $.

LAND DESCRIPTION

TOTAL OB/XF 145,264

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	0		RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS