LOT 4
MURRAY'S TRIANGLE PB 6/31

EDWARDS ADAM C & MELISSA M
95241 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-514M-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

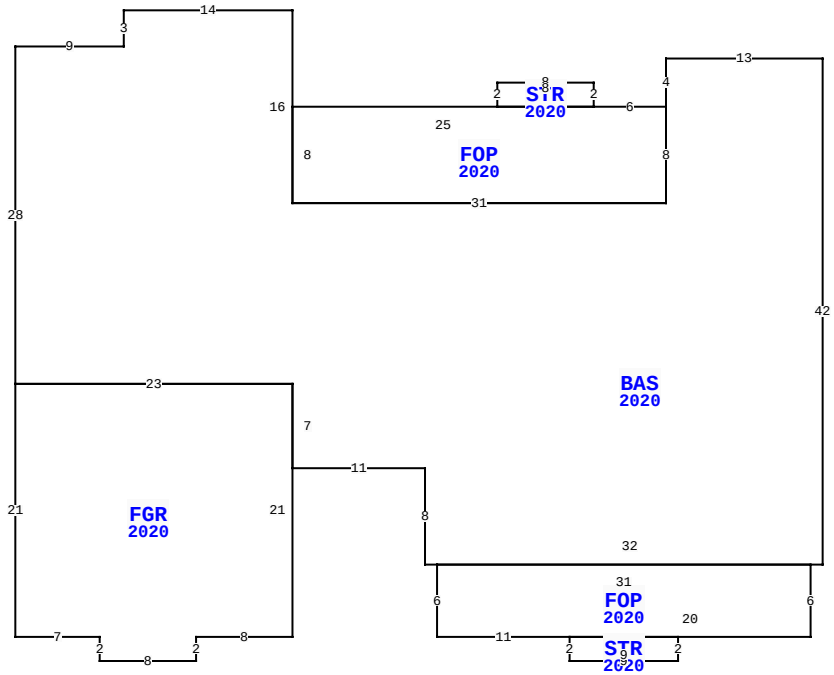
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4064.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	284,371
FGR	499	55	274	37,569
FOP	186	30	56	7,679
FOP	248	30	74	10,147
STR	16	10	2	274
STR	18	10	2	274
TOTALS	3,041		2,482	340,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,482	116.1600	137.94	342,367	2020	2020	0	0	0	0.60	99.40

1 SNGL FAM – 100% - 2021 Heated Area: 2074 HX Base Yr 2021



95241 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		350,604
TOTAL MARKET OB/XF VALUE		7,045
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		402,649
SOH/AGL Deduction		122,538
ASSESSED VALUE		280,111
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,111
TOTAL JUST VALUE		402,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104829	STORAGE BLDG	27,691	04/19/2021
C2000252	CO ISSUED	0	10/07/2020
B2000252	NEW CONSTR	288,645	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1420	6/19/2019	WD	Q	V	02	50,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: EDWARDS ADAM C & ME						
1729/0482	3/14/2011	WD	U	V	12	172,500
GRANTOR: HERITAGE BANK OF THE						
GRANTEE: MURRAY'S TRIANGLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 S4 FOP=[YR=2020] W6 STR=[YR=2020] N2 W8 S2 E8$ W25 S8 E31 N8$ S8 W31 N16 W14 S3 W9 S28 FGR=[YR=2020] S21 E7 S2 E8 N2 E8 N21 W23$ E23 S7 E11 S8 E1 FOP=[YR=2020] S6 E11 STR=[YR=2020] S2 E9 N2 W9$ E20 N6 W31$ E32 N42$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	2020	2020	3	99	1,255	
3	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2020	2020	3	99	3,810	

LAND DESCRIPTION

TOTAL OB/XF 7,045

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

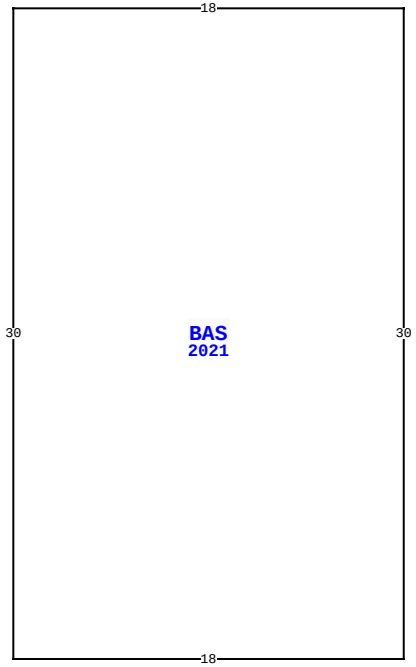
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	10,291
TOTALS	540		540	10,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	55.0000	19.25	10,395	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 540 HX Base Yr 2021



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S30 E18 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS