

LEACH PAUL R III/MELTON KATHY
95157 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur05AVERAGE 100
03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floop14CARPET 80

Interior Floop11CLAY TILE 20

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4009.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,4401001,440154,264

FOP6430192,036

FOP7230222,357

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,481129.7338117.08173,395199920040008.5091.50

1 SINGLE FAM - 100% - 2019Heated Area: 1440HX Base Yr 2019

Diagram showing building footprint with dimensions: 12x18x18x22x28x32.

BAS 1999FOP 1999

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE158,656

TOTAL MARKET OB/XF VALUE1,195

TOTAL LAND VALUE - MARKET48,000

TOTAL MARKET VALUE207,851

SOH/AGL Deduction62,896

ASSESSED VALUE144,955

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE94,955

TOTAL JUST VALUE207,851

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE181,490

EXTRA FEATURES

95157 ARBOR LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30810CONCRETE A010000100.00SF6.506.5010020002000380520

40479VF PICKET01000075.00LF10.0010.0010020152015390675

LAND DESCRIPTION

TOTAL OB/XF1,195

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-1121.00205.000.60AC1.001.001.6050,000.0080,000.0048,000

SAMPLE DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2203/09136/08/2018WDQI01195,000

GRANTOR: LANGFORD RICHARD D ET

GRANTEE: LEACH PAUL R III &

1881/10259/24/2013QCUI11100

GRANTOR: LANGFORD BETTY J

GRANTEE: LANGFORD RICHARD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 FOP=[YR=1999] N4 W18 S4 E18\$ W18 N4 W12 S32 E12 FOP=[YR=1999] E16 N4 W16 S4\$ N4 E16 S4 E24 N28\$.

REVIEW DATE03/22/2019BYKWA

Total Acres: 0.60Total Land Value: 48,000Market: 0Agricultural: 0Common: 48,000PRINTED 08/02/2023 BY SYS