

THOMAS DAVID R JR & KIMBERLY R
95145 ARBOR LANE
FERNANDINA BEACH, FL 32034

44-2N-28-5160-000A-0140

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1004 1002 100WOOD FRAME 1001. 1. 1000 100DIST 01 10000NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4009.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,4961001,496129,469FOP13230403,462TOTALES1,6281,536132,930EXTRA FEATURES95145 ARBOR LN, FERNANDINA BEACHL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10500FP-PRE FAB010001.00UT3,500.003,500.00100199419943772,695

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,536111.1800100.34154,122199419940013.7586.25

Heated Area: 1496HX Base YrBAS1994FOP1994

TOTALS1,6281,536132,930

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTAL OB/XF2,695

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE132,930TOTAL MARKET OB/XF VALUE2,695TOTAL LAND VALUE - MARKET48,800TOTAL MARKET VALUE184,425SOH/AGL Deduction87,536ASSESSED VALUE96,889TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE46,889TOTAL JUST VALUE184,425NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE160,227SALES DATAOFF RECORD NumberDATETYPE INSTQU / V / IRSN CD SALE PRICE0537/05452/23/1988WD U I I1121,500GRANTOR:SALIS BERNIE & MARYGRANTEE:THOMAS DAVID JR & K0518/10685/29/1987WD U I I18,000GRANTOR:BROWN JAMES & LELAGRANTEE:SALIS BERNIE & MARYBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1994] W46 S20 FOP=[YR=1994] S6 E22 N6 W22\$ E22 S24 E24 N44\$.REVIEW DATE02/28/2022BY DJTotal Acres: 0.61Total Land Value: 48,800Market: 0Agricultural: 0Common: 48,800PRINTED 08/02/2023 BY SYS