PT OF TRACT A IN OR 2423/1666
SEYMORE POINT ADDN #1 PBK 2/62

BEAN MARK & SHERRY
95137 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5160-000A-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

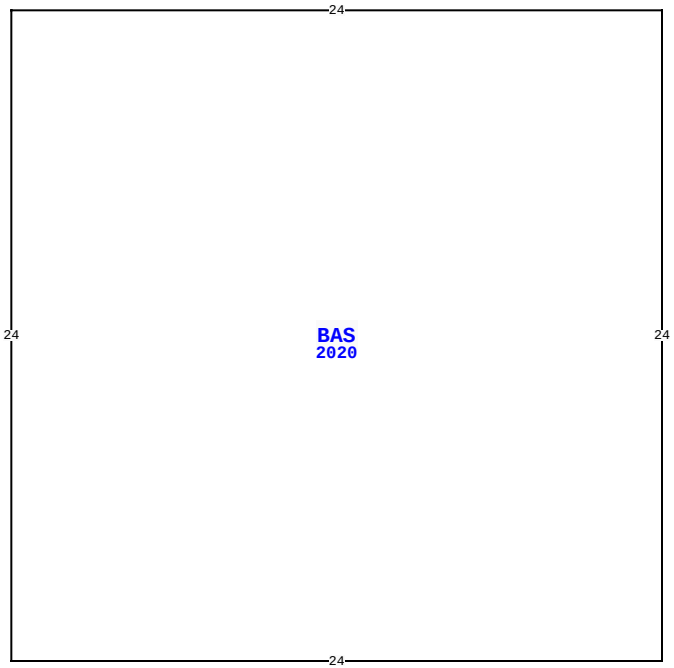
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	5,437
TOTALS	576		576	5,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	47.3000	16.56	9,539	1997	1997	0	0	0	43.00	57.00

1 GARAGE RES – 100% - 2023 Heated Area: 576 HX Base Yr 2023



95137 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,083
TOTAL MARKET OB/XF VALUE		21,878
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		360,361
SOH/AGL Deduction		139,460
ASSESSED VALUE		220,901
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		120,901
TOTAL JUST VALUE		360,361
NCON VALUE		304,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300648	ADDITION	16,527	01/17/2023
21012006	CO ISSUED	0	11/01/2022
22009193	SWIM POOL	51,410	10/01/2022
21017020	NEW CONSTR	309,843	12/09/2021
B1632443	DEMOLITION	0	06/03/2016
973795	GARAGE	9,792	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1666	1/08/2021	WD	Q	V	01	50,000
GRANTOR: BENISCHECK FRANK J &						
GRANTEE: BEAN MARK & SHERRY						
2050/0796	6/01/2016	SW	U	I	12	45,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BENISCHECK FRANK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24$.

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	0810	CONCRETE A	0	100	4	44	176.00	SF	3.25	3.25	100	2022	2022	3	100	572	
2	0810	CONCRETE A	0	100	2	24	48.00	SF	3.25	3.25	100	2022	2022	3	100	156	
3	0912	SCRN RM G	0	100	22	37	814.00	SF	10.00	10.00	100	2022	2022	3	100	8,140	
4	0861	POOL GUNIT	0	100	21	13	273.00	SF	42.50	42.50	100	2022	2022	3	100	11,603	
5	0811	CONCRETE B	0	100	0	0	541.00	SF	2.60	2.60	100	2022	2022	3	100	1,407	

LAND DESCRIPTION

TOTAL OB/XF 21,878

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	0.63	AC		1.00	1.00	1.60	50,000.00	80,000.00	50,400							

REVIEW DATE 02/13/2023 BY DJ Total Acres: 0.63 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

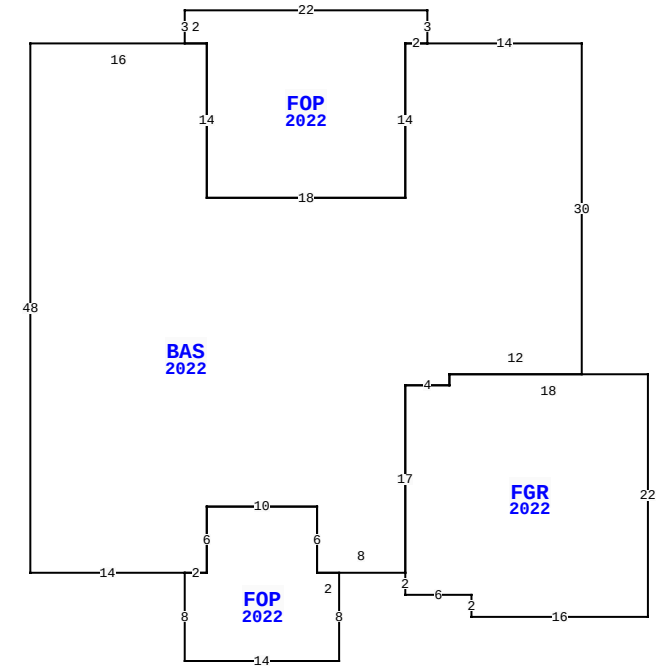
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	1,804	230,930
FGR	468	55	257	32,899
FOP	172	30	52	6,657
FOP	318	30	95	12,161
TOTALS	2,762		2,208	282,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,208	107.8000	128.01	282,646	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2023 Heated Area: 1804 HX Base Yr 2023



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N3 W22 S3 E2 S14 E18 N14 E2$ W2 S14 W18 N14 W16 S48 E14 FOP=[YR=2022] S8 E14 N8 W2 N6 W10 S6 W2$ E2 N6 E10 S6 E8 FGR=[YR=2022] S2 E6 S2 E16 N22 W18 S1 W4 S17$ N17 E4 N1 E12 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

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