BLK A {K/A PARCEL A} PT OF LOT
11 IN OR 2232/1351(EX ESMT IN
OR 447/480 & EX UTIL ESMT IN

TORLEY ARTHUR N III & DONNA C
95038 ARTHUR TORLEY LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0011-0000

BUILDING CHARACTERISTICS

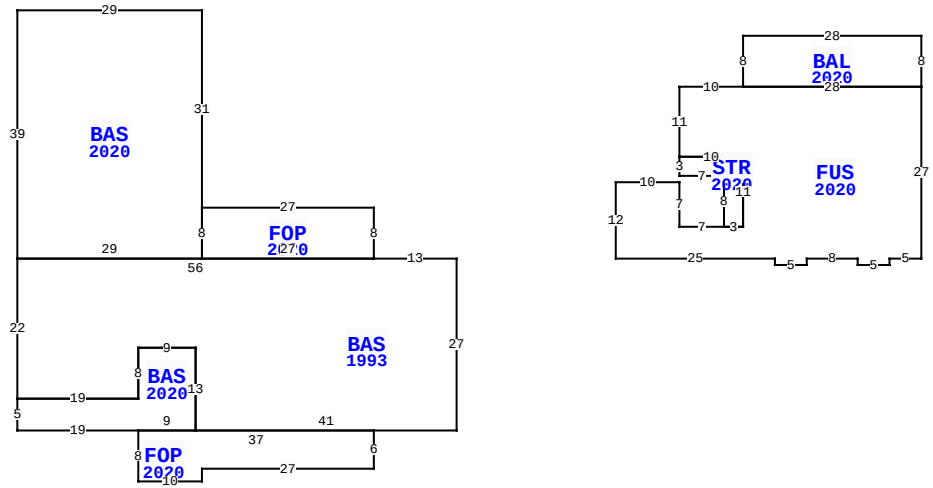
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAL	224	15	34	3,798
BAS	1,651	100	1,651	184,425
BAS	212	100	212	23,682
BAS	1,131	100	1,131	126,339
FOP	216	30	65	7,260
FOP	242	30	73	8,155
FUS	1,046	100	1,046	116,843
STR	54	10	5	559
TOTALS	4,776		4,217	471,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,217	96.9760	115.16	485,630	1952	2015	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 4040 HX Base Yr



95038 ARTHUR TORLEY LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	471,061
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	42,750
TOTAL MARKET VALUE	517,555
SOH/AGL Deduction	99,516
ASSESSED VALUE	418,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,039
TOTAL JUST VALUE	517,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01607	GAS	795	02/01/2011
M15609	H/AC	0	09/01/2010
R12420	REPAIR/RRF	10,000	08/01/2010
B23176	REMODEL	150,000	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1351	10/24/2018	QC	U	I	11	100
GRANTOR: TORLEY ARTHUR N III						
GRANTEE: TORLEY ARTHUR N III						
1144/0193	5/19/2003	QC	U	I	06	100
GRANTOR: SMITH MARGIE T & MICH						
GRANTEE: TORLEY ARTHUR N III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=2020] N8 W27 BAS=[YR=2020] N31 W29 S39 E29 N8$ S8 E27$ W56 S22 BAS=[YR=2020] S5 E19 FOP=[YR=2020] S8 E10 N2 E27 N6 W37$ E9 N13 W9 S8 W19$ E19 N8 E9 S13 E41 N27$ PTR= E25 FUS=[YR=2020] N12E10 S7 E7 STR=[YR=2020] N8 W7 N3 E10S11 W3$ E3 N11 W10 N11 E10 BAL=[YR=2020] N8E28 S8W28$ E28 S27 W5 S1 W5 N1W8 S1 W5 N1 W25$ W25$.

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
3	0200	BARN WD 0-	0	0	0	0	936.00	SF	20.00	20.00	100	1980	1980	3	20	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	100.00	257.00	1.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	42,750							

REVIEW DATE 05/28/2021 BY KW Total Acres: 0.00 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 08/02/2023 BY SYS