LOTS 4 & 5 (EX S-1)
IN OR 2299/434
ESMT IN OR 296/185 & 537/496

MORRISSEY WILLIAM E
95522 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

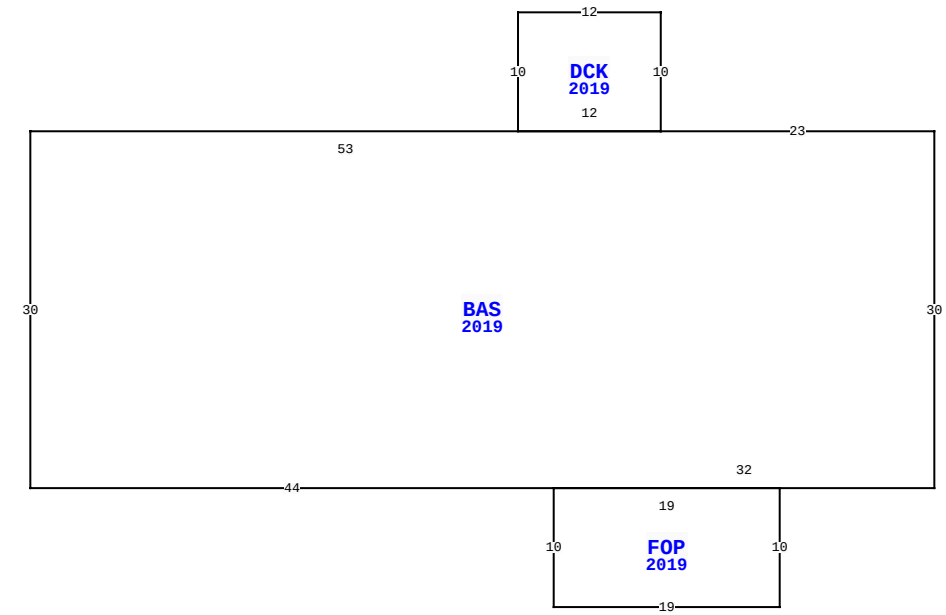
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	198,911
DCK	120	15	18	1,570
FOP	190	30	57	4,973
TOTALS	2,590		2,355	205,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,355	128.4800	89.94	211,809	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



95522 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,402
TOTAL MARKET OB/XF VALUE		7,427
TOTAL LAND VALUE - MARKET		80,250
TOTAL MARKET VALUE		304,079
SOH/AGL Deduction		93,829
ASSESSED VALUE		210,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,250
TOTAL JUST VALUE		304,079
NCON VALUE		14,909
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007382	ADDITION	37,724	05/11/2022
MH10924	CO ISSUED	0	11/08/2019
MH10924	MH MOVE-ON	0	09/30/2019
B1707290	DEMOLITION	8,184	08/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/0434	8/21/2019	WD	Q	I	02	67,500
GRANTOR: BROWN CHRISTINA N/K/A						
GRANTEE: MORRISSEY WILLIAM E						
1825/1907	11/21/2012	QC	U	I	11	100
GRANTOR: COLSON JANICE C						
GRANTEE: BROWN CHRISTINA						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	762.00	SF	5.20	5.20	100	2022	2022	3	100	3,962	
16	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

BUILDING DIMENSIONS

BAS=[YR=2019] W23 DCK=[YR=2019] N10 W12 S10 E12$ W53 S30 E44 FOP=[YR=2019] S10 E19 N10 W19$ E32 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,427

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	75,000.00	75,000.00	80,250							

REVIEW DATE 09/06/2022 BY DJ Total Acres: 1.07 Total Land Value: 80,250 Market: 0 Agricultural: 0 Common: 80,250 PRINTED 08/02/2023 BY SYS

LOTS 4 & 5 (EX S-1)
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2023

44-2N-28-5210-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

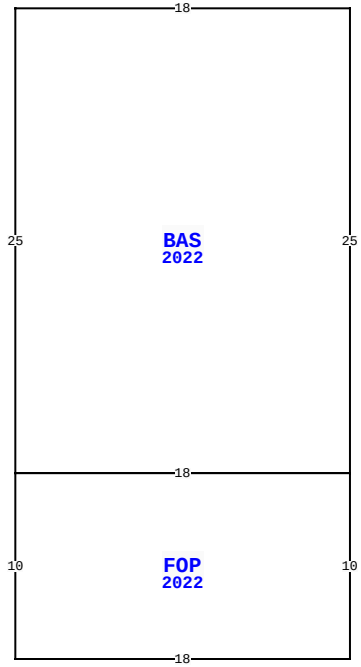
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	9,774
FOP	180	30	54	1,173
TOTALS	630		504	10,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	504	62.7000	21.94	11,058	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2020 Heated Area: 450 HX Base Yr 2020



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1825/1907	11/21/2012	QC	U	I	11	100
GRANTOR: COLSON JANICE C						
GRANTEE: BROWN CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S25 FOP=[YR=2022] S10 E18 N10 W18$ E18 N25$.

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 09/06/2022 BY DJ Total Acres: 1.07 Total Land Value: 80,250 Market: 0 Agricultural: 0 Common: 80,250 PRINTED 08/02/2023 BY SYS