

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms

03 COMP SHNGL 100
06 CUST PANEL 70
05 DRYWALL 30
09 PINE WOOD 50
11 CLAY TILE 50
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100

Frame Stories Units Occupancy

02 WOOD FRAME 100
2. 2. 100
0 100
00 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

02 Quality Level 02
0100SINGLE FAMILY

MKT AREA04

4006.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,0501001,050120,130

BAS22410022425,628

FOP5762514416,475

FOP26130788,924

FOP297308910,182

FUS970100970110,978

TOTALS3,3782,555292,316

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100198019803491,715

20940SHEDS/PORT002712324.00SF20.1020.10100198919893201,302

30811CONCRETE B0000634.00SF5.205.2010019891989359.51,962

40300BOAT DCK W008864.00SF30.0030.0010020022002332614

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00.000.003.93AC1.001.000.9075,000.0067,500.00265,275

REVIEW DATE02/07/2020BYKWXTotal Acres: 3.93Total Land Value: 265,275Market: 0Agricultural: 0Common: 265,275PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCTNORM% COND

0900012,555108.2544128.55328,4451979199900011.0089.00

1 SNGL FAM - 0% - 0Heated Area: 2244HX Base Yr

16BAS201116BAS199329FOP199324FCP201924FUS199316

BLD DATEXF DATEINC DATE03/03/2023NW LGL DATELAND DATEAG DATE05/30/2023MLU

95512 ARBOR LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE292,316

TOTAL MARKET OB/XF VALUE5,593

TOTAL LAND VALUE - MARKET265,275

TOTAL MARKET VALUE563,184

SOH/AGL Deduction168,427

ASSESSED VALUE394,757

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE394,757

TOTAL JUST VALUE563,184

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE402,360

SALES DATA

OFF RECORD NumberDATEINSTQUANTITYRSNCD SALE PRICE

2473/01076/21/2021QCUI11100

GRANTOR: RAHME RUBEN OCTAVIO M

GRANTEE: RAHME RUBEN OCTAVIO

2294/07287/31/2019WDQI01350,000

GRANTOR: SZWEDZINSKI B J

GRANTEE: RAHME RUBEN OCTAVIO

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W9 BAS=[YR=1993] W18 S29 W9BAS=[YR=2011] W14 S16 E14 N16 \$ S16 FOP=[YR=1993] S9 E33 N9 W33 \$ E33 N16 W6 N29 \$ S29 E9 FCP=[YR=2019] E24 N24 W24 S24\$ N29 \$ PTR= E35 FUS=[YR=1993] E8 N26 E17 S26 E8 S16 W33 N16 \$ W35 \$.