LOT 9 1974 DPST DW/MH
IN OR 758 PG 1580
RAINBOW ACRES SUB UNR PLAT

HARDEGREE DAVID E/MARSH KARON P
95434 ARBOR LN
FERNANDINA BEACH, FL 32034-9591

2023

44-2N-28-5210-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

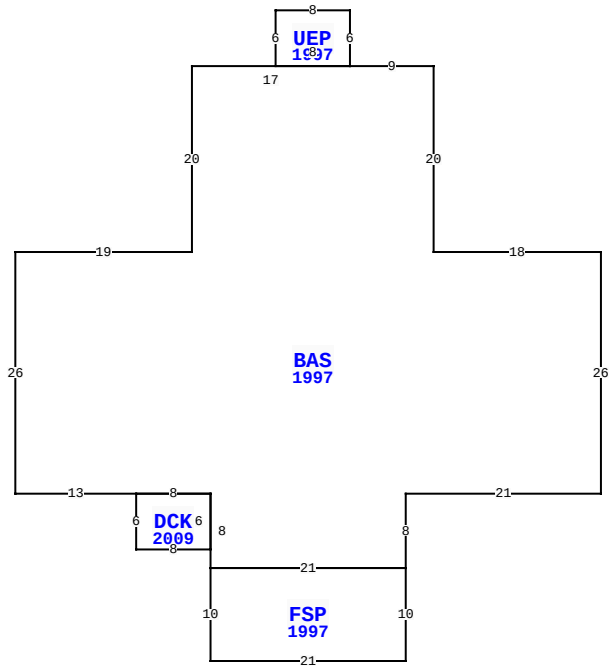
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2,326	192,773
DCK	48	10	5	414
FSP	210	40	84	6,962
UEP	48	60	29	2,403
TOTALS	2,632		2,444	202,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	112.6755	101.69	248,530	1940	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2326 HX Base Yr 2009



95434 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		234,788
TOTAL MARKET OB/XF VALUE		666
TOTAL LAND VALUE - MARKET		194,438
TOTAL MARKET VALUE		429,892
SOH/AGL Deduction		246,841
ASSESSED VALUE		183,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,051
TOTAL JUST VALUE		429,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4555	MH MOVE-ON	0	03/17/2006
E14481	ELEC OTHER	0	03/01/2005
P09159	OTHER	0	03/01/2005
M09283	MECH OTHER	0	02/01/2005
963486	NEW CONSTR	77,594	03/01/1997
963487	HOUSEMVING	77,594	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/1580	5/03/1996	WD	Q	I		31,000
GRANTOR: THORNTON LENDOL & BAR						
GRANTEE: HARDEGREE DAVID /MA						
0589/0829	2/02/1990	WD	Q	I		27,000
GRANTOR: HOLLAND ROBERT & G						
GRANTEE: THORNTON LENDOL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 N20 W9 UEP=[YR=1997] N6 W8 S6 E8 $ W17 S20 W19 S26 E13 DCK=[YR=2009] S6 E8 N6 W8 $ E8 S8 FSP=[YR=1997] S10 E21 N10 W21 $ E21 N8 E21 N26 $.

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	1242	WD DECK A	0	100	0	0	121.00	SF	10.00	10.00	100	2011	2011	3	55	666	

LAND DESCRIPTION

TOTAL OB/XF 666

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.05	AC		1.00	1.00	0.85	75,000.00	63,750.00	194,438							

REVIEW DATE 02/07/2018 BY KW Total Acres: 3.05 Total Land Value: 194,438 Market: 0 Agricultural: 0 Common: 194,438 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

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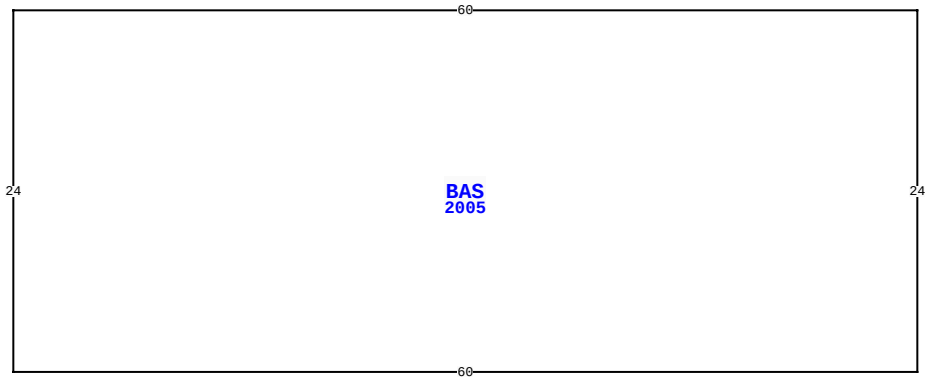
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	32,236
TOTALS	1,440		1,440	32,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	114.8000	74.62	107,453	1974	1974	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2009 Heated Area: 1440 HX Base Yr 2009



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GRANTEE: HARDEGREE DAVID /MA						
0589/0829	2/02/1990	WD	Q	I		27,000
GRANTOR: HOLLAND ROBERT & G						
GRANTEE: THORNTON LENDOL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S24 E60 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/07/2018 BY KW Total Acres: 3.05 Total Land Value: 194,438 Market: 0 Agricultural: 0 Common: 194,438 PRINTED 08/02/2023 BY SYS