

TRACT 57
IN OR 2044/1378
RAINBOW ACRES SUB UNR PLAT

MURRAY JEFFREY N & BRENDA T
95292 ARBOR LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4006.00
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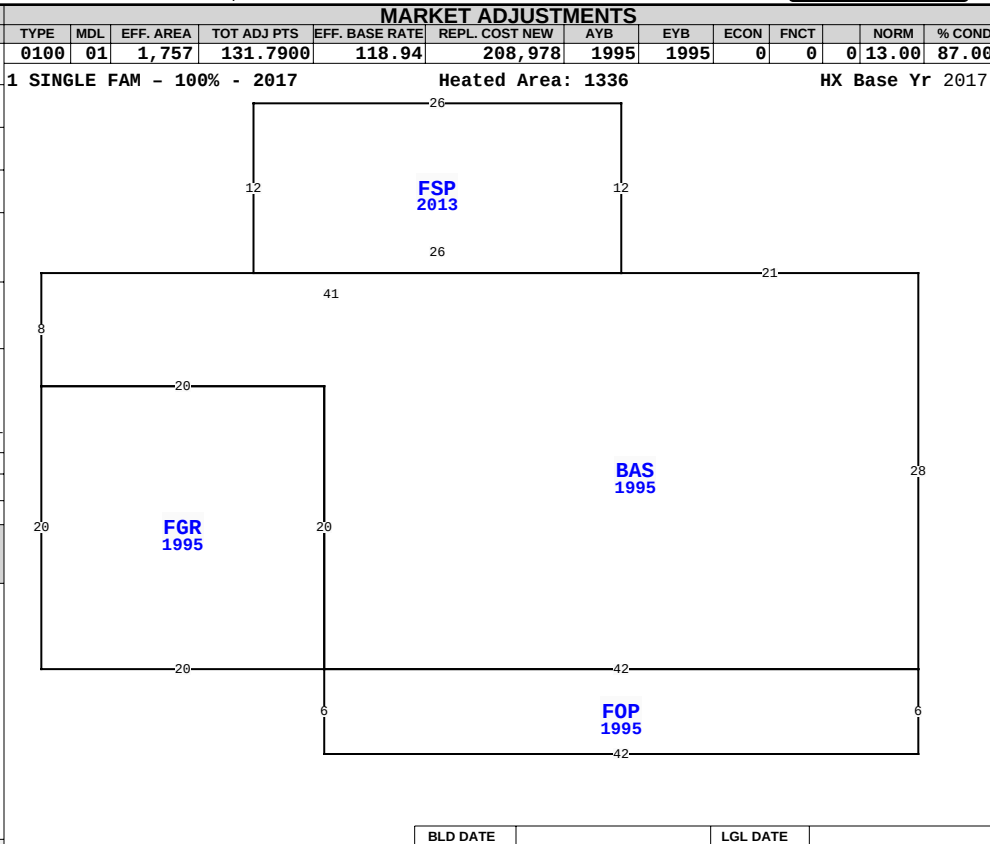
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100	1,336	138,246
FGR	400	55	220	22,765
FOP	252	30	76	7,864
FSP	312	40	125	12,935
TOTALS	2,300		1,757	181,811

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0810	CONCRETE A	0	100	0	0	20.00	SF	6.50	6.50	100	1995	1995	3	72	94	
2	0812	CONCRETE C	0	100	0	0	1,656.00	SF	4.00	4.00	100	2003	2003	3	84	5,564	
3	0201	BARN WD 10	0	100	40	48	1,920.00	SF	17.00	17.00	100	2004	2004	3	40	13,056	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2004	2004	3	40	8,064	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

REVIEW DATE	04/18/2017	BY	KW
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95292 ARBOR LN, FERNANDINA BEACH

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION

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
1	000115	C	SFR ACRES	100			0.00	0.00	2.51	AC	1.00	1.00	1.00	75,000.00	75,000.00	188,250	

Total Acres: 2.51	Total Land Value: 188,250	Market: 0	Agricultural: 0	Common: 188,250
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,811
TOTAL MARKET OB/XF VALUE	29,543
TOTAL LAND VALUE - MARKET	188,250
TOTAL MARKET VALUE	399,604
SOH/AGL Deduction	181,768
ASSESSED VALUE	217,836
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	167,836
TOTAL JUST VALUE	399,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17943	REMODEL	1,200	10/31/2006
B0412666	XFOB	6,840	04/01/2004
B0109056	NEW CONSTR	2,000	12/01/2001
941437	CHNGE SRVC	0	12/01/1994

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2044/1378	5/09/2016	WD Q
GRANTOR: HATTON JAMES R & DEBO		
GRANTEE: MURRAY JEFFREY N &		
0809/0214	10/08/1997	WD Q
GRANTOR: VURNAKES SCOTT A & MO		
GRANTEE: HATTON JAMES R & DE		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1995] W21	FSP=[YR=2013] N12 W26	S12 E26\$ W41 S8
FGR=[YR=1995] S20 E20	FOP=[YR=1995] S6 E42	N6 W42 \$ N20 W20 \$
E20 S20 E42	N28 \$	

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV