

LOT 59
IN OR 2501/1564
RAINBOW ACRES SUB UNR PLAT

COFFEY DANIEL & DEBRA
95262 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5210-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,417	100	2,417	314,489
FGR	528	55	290	37,734
FOP	106	30	32	4,164
FOP	186	30	56	7,286
FST	66	55	36	4,684

TOTALS 3,303 2,831 368,357

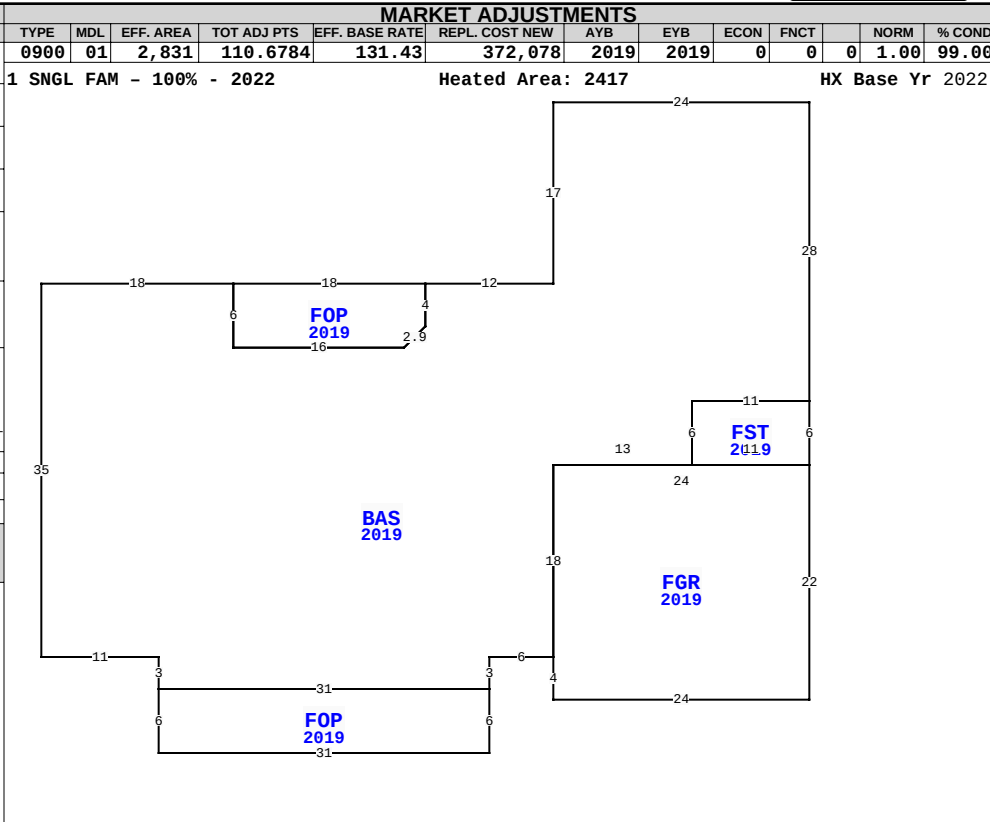
EXTRA FEATURES

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
1	0810	CONCRETE A	0 100	0	0	192.00	SF	6.50	6.50	100	2019	2019	3	99	1,236	
2	0812	CONCRETE C	0 100	0	0	3,942.00	SF	4.00	4.00	100	2019	2019	3	99	15,610	
3	0810	CONCRETE A	0 100	0	0	96.00	SF	6.50	6.50	100	2019	2019	3	99	618	
4	0810	CONCRETE A	0 100	0	0	614.00	SF	6.50	6.50	100	2019	2019	3	99	3,951	
5	0810	CONCRETE A	0 100	0	0	646.00	SF	6.50	6.50	100	2019	2019	3	99	4,157	
6	0866	POOL FIBER	0 100	0	0	390.00	SF	72.00	72.00	100	2019	2019	3	90	25,272	
7	0351	CARPORT MT	0 100	35	24	840.00	SF	10.00	10.00	100	2022	2022	3	100	8,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	2.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	199,500							

REVIEW DATE 09/07/2022 BY DJ



95262 ARBOR LN, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/30/2023 MLU

TOTAL OB/XF 59,244

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	192.00	SF	6.50	6.50	100	2019	2019	3	99	1,236	
2	0812	CONCRETE C	0 100	0	0	3,942.00	SF	4.00	4.00	100	2019	2019	3	99	15,610	
3	0810	CONCRETE A	0 100	0	0	96.00	SF	6.50	6.50	100	2019	2019	3	99	618	
4	0810	CONCRETE A	0 100	0	0	614.00	SF	6.50	6.50	100	2019	2019	3	99	3,951	
5	0810	CONCRETE A	0 100	0	0	646.00	SF	6.50	6.50	100	2019	2019	3	99	4,157	
6	0866	POOL FIBER	0 100	0	0	390.00	SF	72.00	72.00	100	2019	2019	3	90	25,272	
7	0351	CARPORT MT	0 100	35	24	840.00	SF	10.00	10.00	100	2022	2022	3	100	8,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	2.66	AC		1.00	1.00	1.00	75,000.00	75,000.00	199,500							

REVIEW DATE 09/07/2022 BY DJ

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,149
TOTAL MARKET OB/XF VALUE		59,244
TOTAL LAND VALUE - MARKET		199,500
TOTAL MARKET VALUE		641,893
SOH/AGL Deduction		296,105
ASSESSED VALUE		345,788
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		290,788
TOTAL JUST VALUE		641,893
NCON VALUE		8,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016768	ADDITION	50,299	12/03/2021
C1902922	CO ISSUED	0	09/30/2019
19006897	SWIM POOL	20,000	06/27/2019
19003568	24X30	35,085	04/09/2019
B1902922	NEW CONSTR	333,484	03/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1564	10/01/2021	WD	Q	I	01	530,000

GRANTOR: CHISM MICHAEL & RHOND

GRANTEE: COFFEY DANIEL & DEB

2247/1638 1/04/2019 WD Q V 01 90,000

GRANTOR: HENDERSON ASHLEY NICO

GRANTEE: CHISM MICHAEL & RHO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S17 W12 FOP=[YR=2019] S4 L2 D2 W16 N6 E18\$ S4 L2 D2 W16 N6 W18 S35 E11 S3 FOP=[YR=2019] S6 E31 N6 W31\$ E31 N3 E6 FGR=[YR=2019] S4 E24 N22 FST=[YR=2019] N6 W11 S6 E11\$ W24 S18\$ N18 E13 N6 E11 N28\$.

REVIEW DATE 09/07/2022 BY DJ Total Acres: 2.66 Total Land Value: 199,500 Market: 0 Agricultural: 0 Common: 199,500 PRINTED 08/02/2023 BY SYS

COFFEY DANIEL & DEBRA
95262 ARBOR LANE
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0059-0000

[illegible]