PT OR 442 PG 445
ESMT OR 757/646

HATTON TOMMY
95612 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

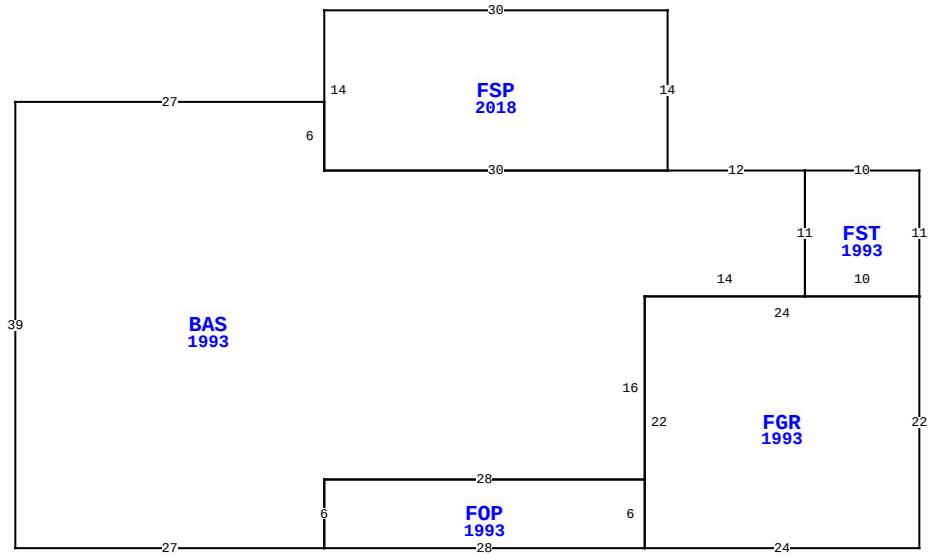
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	1,963	173,689
FGR	528	55	290	25,660
FOP	168	30	50	4,424
FSP	420	40	168	14,865
FST	110	55	60	5,309
TOTALS	3,189		2,531	223,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,531	112.8960	107.25	271,450	1988	1988	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 1963 HX Base Yr



95612 ARBOR LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,946
TOTAL MARKET OB/XF VALUE	11,680
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	310,626
SOH/AGL Deduction	43,938
ASSESSED VALUE	266,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,688
TOTAL JUST VALUE	310,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7220	SWIM POOL	8,500	05/10/1991
4617	NEW CONSTR	58,100	01/25/1988
2439	H/AC	3,800	01/25/1988
2877	NEW CONSTR	0	01/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0442/0445	1/01/1985	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1993] W12 FSP=[YR=2018] N14 W30 S14 E30$ W30 N6 W27S39 E27FOP=[YR=1993] E28 FGR=[YR=1993] E24N22 W24 S22$ N6 W28 S6$ N6 E28N16 E14 N11$S11 E10 N11$.

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	0812	CONCRETE C	0	0	0	0	3,078.00	SF	4.00	4.00	100	1988	1988	3	54.5	6,710	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0845	KOOL DECK	0	0	162	9	1,458.00	SF	1.81	1.81	100	1991	1991	3	62	1,638	
4	0351	CARPORT MT	0	0	12	26	312.00	SF	10.00	10.00	100	2008	2008	3	35	1,092	

LAND DESCRIPTION

TOTAL OB/XF 11,680

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/22/2019 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS