



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,644	100	2,644	288,006
FGR	628	55	345	37,580
FOP	173	30	52	5,664
FOP	222	30	67	7,298
TOTALS	3,667		3,108	338,548

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	50	20	1,000.00	SF	4.00	4.00	100	2007
2	0911	SCRN RM A	0 100	26	50	1,300.00	SF	17.50	17.50	100	2008
3	0866	POOL FIBER	0 100	26	14	364.00	SF	72.00	72.00	100	2008
4	0855	CONC PAVER	0 100	0	0	1,268.00	SF	10.00	10.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,108	94.7232	118.40	367,987	2007	2007	0	0	0	92.00
1 SNGL FAM - 100% - 2008 Heated Area: 2644 HX Base Yr 2008											
95487 ARBOR LN, FERNANDINA BEACH											
BLD DATE	12/18/2007					RK	LGL DATE				
XF DATE	12/18/2007					RK	LAND DATE	03/13/2024			
INC DATE							AG DATE	MLU			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				338,548		
TOTAL MARKET OB/XF VALUE				31,941		
TOTAL LAND VALUE - MARKET				98,000		
TOTAL MARKET VALUE				468,489		
SOH/AGL Deduction				240,962		
ASSESSED VALUE				227,527		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				177,527		
TOTAL JUST VALUE				468,489		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				420,924		