

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 410/33
(EX PT IN OR 849/63,

ANDREWS WALTER F
95366 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0023-0010



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 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,257	100	2,257	213,154
BAS	1,224	100	1,224	115,597
FOP	135	30	40	3,778
FOP	72	30	22	2,078
FOP	281	30	84	7,933

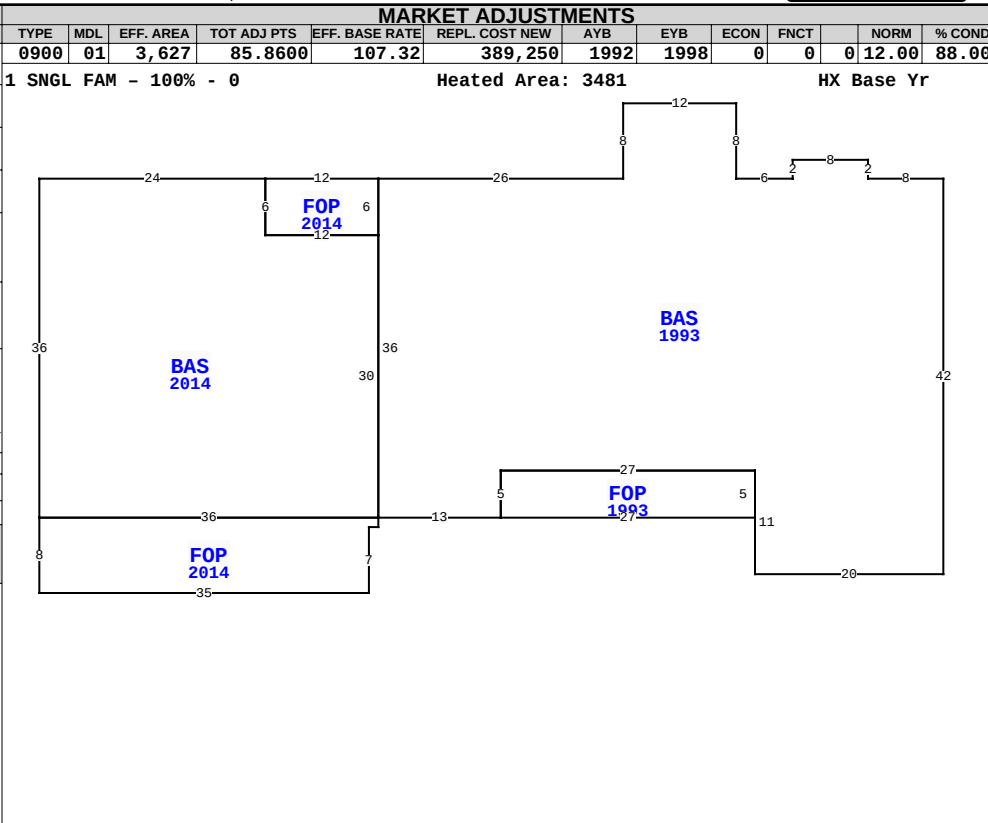
TOTALS	3,969		3,627	342,540
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EXTRA FEATURES

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	1243	WD DECK F	0 100	8	8	64.00	SF	8.00	8.00	100	1991	1991	3	20	102	
2	0681	POLE SHED	0 100	20	6	120.00	SF	15.00	15.00	100	1991	1991	3	20	360	
3	0350	CARPORT WD	0 100	20	12	240.00	SF	13.00	13.00	100	1991	1991	3	20	624	
4	0812	CONCRETE C	0 100	0	0	1,916.00	SF	4.00	4.00	100	1995	1995	3	70	5,365	
5	0845	KOOL DECK	0 100	0	0	983.00	SF	7.25	7.25	100	2000	2000	3	79	5,630	
6	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2000	2000	3	25	10,880	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
8	0681	POLE SHED	0 100	15	15	225.00	SF	30.00	30.00	100	2002	2002	3	30	2,025	
9	0478	VF 6 SLAT	0 100	0	0	150.00	LF	15.00	15.00	100	2002	2002	3	58	1,305	
10	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	20	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



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

95366 ARBOR LN, FERNANDINA BEACH

TOTAL OB/XF																27,291
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	1243	WD DECK F	0 100	8	8	64.00	SF	8.00	8.00	100	1991	1991	3	20	102	
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LAND DESCRIPTION

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		342,540			
TOTAL MARKET OB/XF VALUE		27,291			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		444,831			
SOH/AGL Deduction		198,595			
ASSESSED VALUE		246,236			
TOTAL EXEMPTION VALUE		HX HB WR			55,000
BASE TAXABLE VALUE		191,236			
TOTAL JUST VALUE		444,831			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		430,909			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327612	ADDITION	121,518	08/01/2013
R13128	REPAIR/RRF	14,000	09/23/2012
B07162	SWIM POOL	0	08/01/2000
4096	NEW CONSTR	2,300	02/12/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0410/0033	12/28/1983	QC	U	V	
GRANTOR: BENNETT MONA O ESTATE					SALE PRICE
GRANTEE: ANDREWS VIRGINIA J					2,000
0389/0308	4/18/1983	QC	U	V	
GRANTOR: BALDWIN EVELENA H					100
GRANTEE: HARRIS EARL F					

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W8 N2 W8 S2 W6 N8 W12 S8 W26FOP=[YR=2014] W12	
BAS=[YR=2014] W24 S36 FOP=[YR=2014] S8 E35 N7 E1 N1 W36 \$	
E36 N30 W12 N6 \$ S6 E12 N6 \$ S36 E13 FOP=[YR=1993] E27 N5 W27	
S5\$ N5 E27 S11 E20 N42\$.	