

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1873/1193
& WELL ESMT IN OR 1873/1188

SNYDER APRIL N
95350 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0023-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	11
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2,652	236,035
FEP	160	80	128	11,392
FOP	231	30	69	6,141
FST	104	55	57	5,073

TOTALS	3,147	2,906	258,642
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00
2	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00
3	0845	KOOL DECK	0	100	110	8	880.00	SF	7.25
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50
5	0811	CONCRETE B	0	100	66	12	792.00	SF	5.20
6	1242	WD DECK A	0	100	14	20	280.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,906	114.2570	108.54	315,417	1972	1980	0	0	0	18.00	82.00
1 SINGLE FAM - 100% - 2014												
Heated Area: 2652												
HX Base Yr 2014												
95350 ARBOR LN, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/30/2023 MLU												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	258,642		
TOTAL MARKET OB/XF VALUE	15,701		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	349,343		
SOH/AGL Deduction	179,859		
ASSESSED VALUE	169,484		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	119,484		
TOTAL JUST VALUE	349,343		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	337,359		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4732	REPAIR/RRF	2,500	03/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/0762	10/17/2019	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: SNYDER APRIL NICOLE						
1873/1193	8/16/2013	WD	Q	I	02	130,000
GRANTOR: HARRIS JOYCE V						
GRANTEE: SNYDER RYAN S & APR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 FST=[YR=1993] N8 W13 FEP=[YR=1993] W20 S8 E20 N8\$ S8 E13\$ W33 N6 W24 S39E24 FOP=[YR=1993] S2 E33 N7 W33 S5\$ N5 E33 S5 E24 N33\$.									