

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E
IN OR 2675/694

CALDERWOOD MITCHELL CASE LIVING TRUST/CALDERWOOD M
95359 ARBOR LN
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0023-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	225,966
FUS	960	100	960	112,982
UOP	864	20	173	20,360
USP	480	30	144	16,948
TOTALS	4,224		3,197	376,256

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	390.00	SF	40.00	40.00	
2	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00	115.00	
3	0303	FLT DOCK W	0	100	18	8	144.00	SF	26.00	26.00	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	100	0006	RSF-1	0.00	0.00	230.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,197	99.6360	124.54	398,154	2011	2011	0	0	5.50	94.50
2 SNGL FAM - 100% - 2019 Heated Area: 2880 HX Base Yr 2019											
USP 2016 BAS 2011 UOP 2011											

95359 ARBOR LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										376,256	
TOTAL MARKET OB/XF VALUE										17,937	
TOTAL LAND VALUE - MARKET										1,725,000	
TOTAL MARKET VALUE										2,119,193	
SOH/AGL Deduction										1,300,145	
ASSESSED VALUE										819,048	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										769,048	
TOTAL JUST VALUE										2,119,193	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,298,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24004	CO ISSUED	0	04/26/2011
R12582	REPAIR/RRF	14,000	03/01/2011
E23000	NEW CONSTR	10,000	10/01/2010
M15697	H/AC	0	10/01/2010
P14503	NEW CONSTR	0	10/01/2010
B24004	NEW CONSTR	316,009	10/01/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2675/694	10/03/2023	QC	U	I	11	100			
GRANTOR: CALDERWOOD MITCHELL C									
GRANTEE: CALDERWOOD MITCHELL									
2286/1398	7/01/2019	WD	Q	V	03	365,000			
GRANTOR: LEWIS JEFF M & MARK A									
GRANTEE: CALDERWOOD MITCHELL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2011] W8 USP=[YR=2016] W60 S8 BAS=[YR=2011] S32 E60 N32 W60 \$ E60 N8\$ S40 W60 S8 E68 N48 \$ PTR= E30 FUS=[YR=2011] E20 S13 E9 D11 R11 S8 W40 N32 \$ W30 \$.											