

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2442/434
& OR 2427/1470

PORTER DANIEL & IRIVELISSE
95415 ARBOR LN
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0023-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	2	2. 100
Units	0	100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

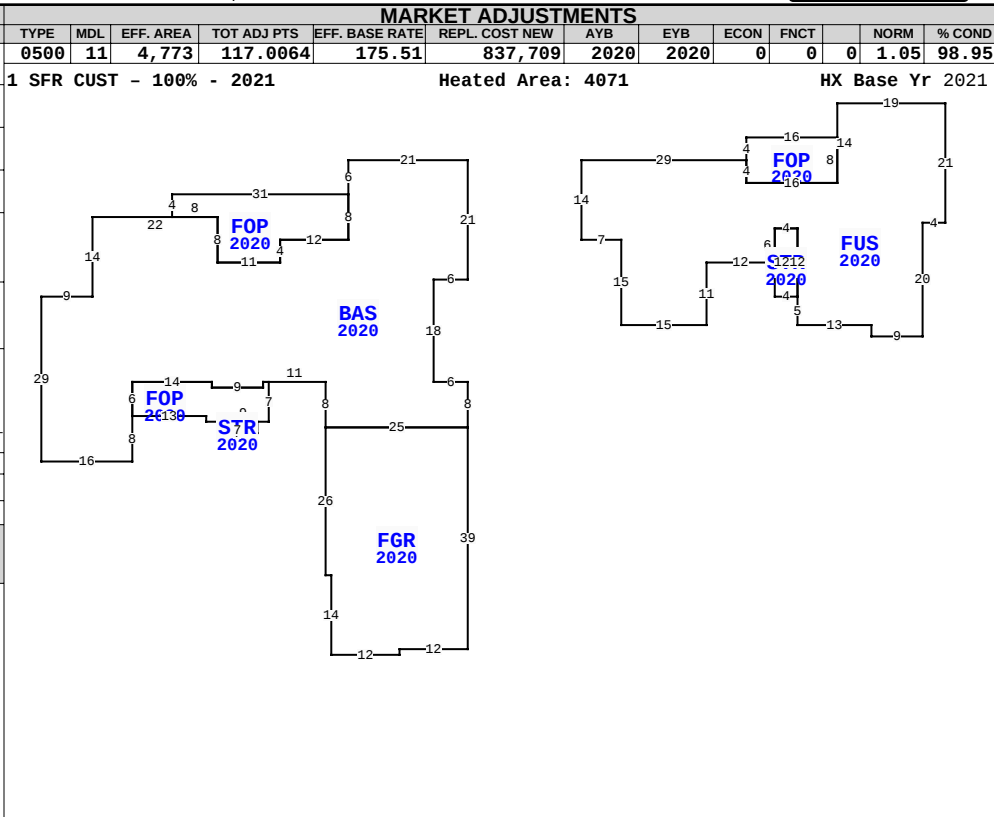
NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2,448	425,137
FGR	974	55	536	93,085
FOP	128	30	38	6,599
FOP	146	30	44	7,641
FOP	260	30	78	13,546
FUS	1,623	100	1,623	281,862
STR	14	10	1	174
STR	48	10	5	869

TOTALS	5,641		4,773	828,913
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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	64	4	256.00	SF	54.00	54.00	
2	1241	WD DECK G	0	100	26	12	312.00	UT	15.53	15.53	
3	0350	CARPORT WD	0	100	26	12	312.00	SF	13.00	13.00	
4	0310	AL GANG WY	0	100	0	0	21.00	LF	115.00	115.00	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,250.00	1,250.00	
6	0303	FLT DOCK W	0	100	20	8	160.00	SF	35.10	35.10	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	
8	0462	ST/AL FNC	0	100	108	5	540.00	SF	10.00	10.00	
9	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	
10	0855	CONC PAVER	0	100	0	0	2,650.00	SF	10.00	10.00	

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	147.00	FF	



95415 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

95415 ARBOR LN, FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
256.00	SF	54.00	54.00	100	2019	2019	3	90	12,442	
312.00	UT	15.53	15.53	100	2020	2020	3	93	4,505	
312.00	SF	13.00	13.00	100	2020	2020	3	90	3,650	
21.00	LF	115.00	115.00	100	2019	2019	3	86	2,077	
4.00	UT	1,250.00	1,250.00	100	2019	2019	3	86	4,300	
160.00	SF	35.10	35.10	100	2019	2019	3	90	5,054	
1.00	UT	2,500.00	2,500.00	100	2019	2019	3	86	2,150	
540.00	SF	10.00	10.00	100	2019	2019	3	90	4,860	
1.00	UT	3,500.00	3,500.00	100	2020	2020	3	90	3,150	
2,650.00	SF	10.00	10.00	100	2020	2020	3	99	26,235	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		828,913	
TOTAL MARKET OB/XF VALUE		110,618	
TOTAL LAND VALUE - MARKET		1,102,500	
TOTAL MARKET VALUE		2,042,031	
SOH/AGL Deduction		859,212	
ASSESSED VALUE		1,182,819	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		1,132,819	
TOTAL JUST VALUE		2,042,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,492,162	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905717	CO ISSUED	0	03/11/2020
B200133	SWIM POOL	30,000	02/01/2020
19005717	NEW CONSTR	559,037	05/31/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2442/0434	3/12/2021	WD U	I	11	
GRANTOR: PORTER DANIEL & IRIVE					
GRANTEE: PORTER DANIEL & IRI					
2427/1470	1/25/2021	WD U	V	37	203,800
GRANTOR: NASSAUVILLE LLC					
GRANTEE: PORTER DANIEL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W21 S6 FOP=[YR=2020] W31 S4 E8 S8 E11 N4 E12 N8\$ S8 W12 S4 W11 N8 W22 S14 W9 S29 E16 N8 FOP=[YR=2020] E13 S1 E2 STR=[YR=2020] S2 E7 N2 W7\$ E9 N7 W1 S1 W9 N1 W14 S6\$ N6 E14 S1 E9 N1 E11 S8 FGR=[YR=2020] S26 E1 S14 E12 N1 E12 N39 W25\$ E25 N8 W6 N18 E6 N21\$ PTR= E20 FUS=[YR=2020] E29 FOP=[YR=2020] N4E16 S8 W16 N4\$ S4 E16 N14 E19 S21 W4 S20 W9 N2 W13 N5 STR=[YR=2020] W4 N12 E4 S12\$ N12 W4 S6 W12 S11 W15 N15 W7 N14\$ W20 \$.											

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