



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floop	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	01 Quality Level 01
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	2,780	100	2,780	506,928
FGR	575	55	316	57,622
FOP	84	30	25	4,559
FOP	270	30	81	14,770
FOP	362	30	109	19,876
FOP	590	30	177	32,276
FSP	24	40	10	1,824
FST	16	55	9	1,641
FUS	1,299	100	1,299	236,870
STR	80	10	8	1,459
TOTALS	6,080		4,814	877,824

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	520.00	SF	6.50	6.50
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00
3	0855	CONC PAVER	0	0	0	2,077.00	SF	10.00	10.00
4	0462	ST/AL FNC	0	0	0	1,410.00	SF	10.00	10.00
5	0861	POOL GUNIT	0	0	0	420.00	SF	85.00	85.00
6	0855	CONC PAVER	0	0	0	1,225.00	SF	10.00	10.00
7	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00
8	0300	BOAT DCK W	0	0	0	295.00	SF	40.00	40.00
9	0310	AL GANG WY	0	0	0	35.00	LF	115.00	115.00
10	0317	DCK PLNG W	0	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
1	000132	C	SFR RIVER	0		RSF	1150.00	460.00	150.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,814	122.7908	184.19	886,691	2021	2021	0	0	1.00	99.00
1 SFR CUST - 0% - 0											
Heated Area: 4079											
HX Base Yr											
BLD DATE: 03/13/2024 MLU											

TOTAL OB/XF									
103,999									
95423 ARBOR LN, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			877,824
TOTAL MARKET OB/XF VALUE			115,159
TOTAL LAND VALUE - MARKET			1,012,500
TOTAL MARKET VALUE			2,005,483
SOH/AGL Deduction			800,792
ASSESSED VALUE			1,204,691
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,204,691
TOTAL JUST VALUE			2,005,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,496,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908546	CO ISSUED	0	06/02/2021
B2011199	SWIM POOL	80,000	11/16/2020
B1908546	NEW CONSTR	553,193	03/01/2019
E007528	NEW CONSTR	0	12/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2062/1996	8/02/2016	SW U	V		37
GRANTOR: CRIMSON WILDER HOLDIN					
GRANTEE: MURDOCK CHRISTOPHER					
1916/1420	2/28/2014	WD U	V	12	550,000
GRANTOR: W H GROSS COMPANY					
GRANTEE: CRIMSON WILDER HOLD					

BUILDING NOTES									
BAS=[YR=2021] W16 S2 FOP=[YR=2021] W27 S2 W22 S17 E22 N11 E27 N8\$ S8 W27 S11 W22 S46 E10 N1 E16 N1 FOP=[YR=2021] E14 N2 FGR=[YR=2021] E25 N23 W8 FST=[YR=2021] N2 W8 S2 E8\$ W17 FSP=[YR=2021] W4 S6 E4 N6\$ S23\$ N4 W14 S6\$ N6 E14 N13 W4 N6 E13 N2 E8 S2 E8 N40\$ PTR=E10 FOP=[YR=2021] E14 N2 E26 S8 FUS=[YR=2021] S11 E5 S36 FOP=[YR=2021] S6 W15 S2 W15 N2 W15 N6 E15 S2 E15 N2 E15\$ W15 N5 STR=[YR=2021] W4 N16 E8 S4 W4 S12\$ N12 E4 N4 W8 S8 W11 S13 W14 N28 W1 N14 E14 S16 E20 N21 E6\$ W26 S5 W14 N11\$ W10\$.									

MURDOCK CHRISTOPHER M & KELLY
17250 ELSINORE DR
JACKSONVILLE, FL 32226

2024

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