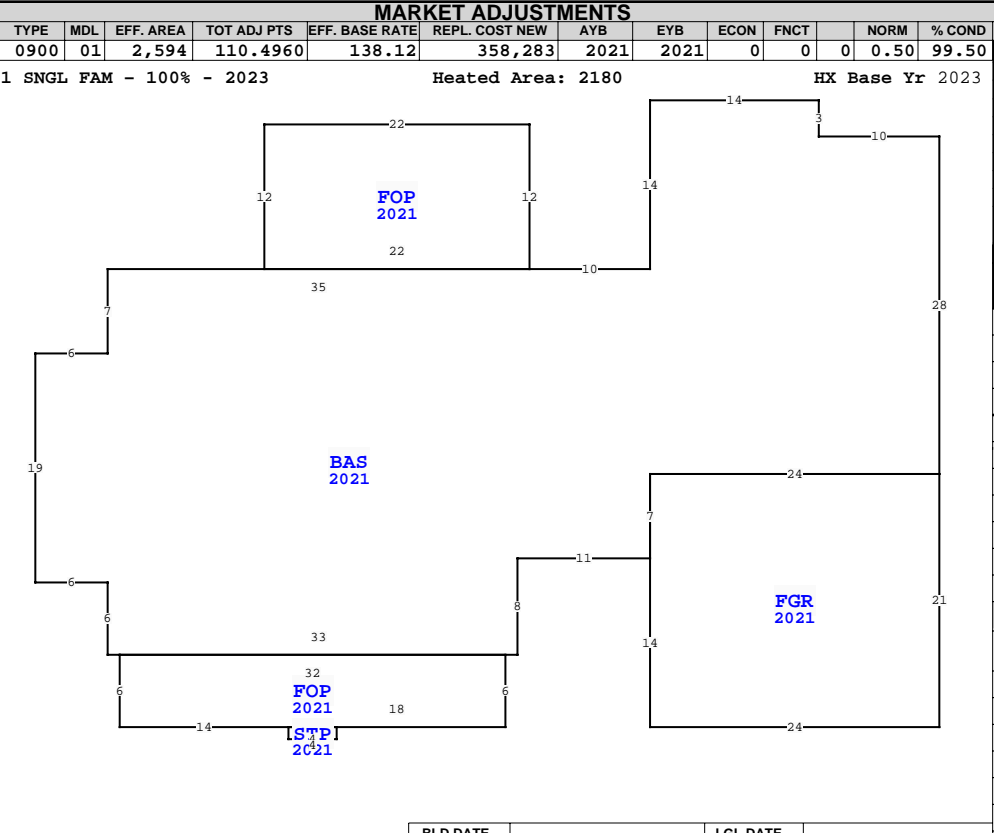




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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
BAS	2,180	100	2,180
FGR	504	55	277
FOP	192	30	58
FOP	264	30	79
STP	4	10	0
TOTALS	3,144		2,594
			356,492



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			356,492
TOTAL MARKET OB/XF VALUE			8,346
TOTAL LAND VALUE - MARKET			61,256
TOTAL MARKET VALUE			426,094
SOH/AGL Deduction			30,139
ASSESSED VALUE			395,955
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			345,955
TOTAL JUST VALUE			426,094
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013140	CO ISSUED	0	08/19/2021
B2013140	NEW CONSTR	303,078	01/04/2021
B2011566	GARAGE	40,572	11/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / V	RSN CD	SALE PRICE
1953/1277	10/24/2014	WD	U	V	11	100

GRANTOR: BEST EDYTHE
GRANTEE: FOX ERIN

BUILDING NOTES	
<p>BUILDING DIMENSIONS BAS=[YR=2021] W10 N3 W14 S14 W10 FOP=[YR=2021] N12 W22 S12 E22\$ W35 S7 W6 S19 E6 S6 E1 FOP=[YR=2021] S6 E14 STP=[YR=2021] S1 E4 N1 W4\$ E18 N6 W32\$ E33 N8 E11 FGR=[YR=2021] S14 E24 N21 W24 S7\$ N7 E24 N28\$.</p>	

EXTRA FEATURES		95058 ARBOR LN, FERNANDINA BEACH																	
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	0811	CONCRETE B	0	100	0	0			948.00	SF	5.20	5.20	100	2021	2021	3	99	4,880	
2	0810	CONCRETE A	0	100	0	0			231.00	SF	6.50	6.50	100	2021	2021	3	99	1,486	
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
TOTAL OB/XF 8,346																			

LAND DESCRIPTION		TOTAL OB/XF 8,346																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.35	75,000.00	101,250.00	61,256							