LOTS 20 21 & 52
IN OR 1616/1907
ELLIS LANDING UNR

DICE RAYMOND L & JUDITH
95673 ARBOR LN
FERNANDINA BEACH, FL 32034-9516

2024

44-2N-28-5130-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

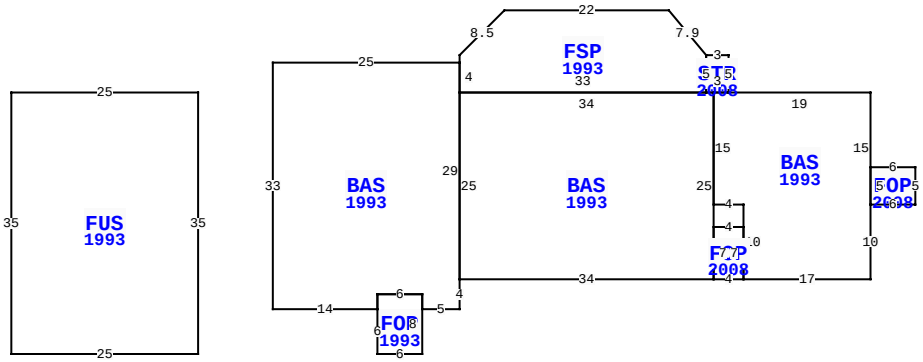
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	485	100	485	40,809
BAS	813	100	813	68,407
BAS	850	100	850	71,520
FOP	48	30	14	1,178
FOP	28	30	8	673
FOP	30	30	9	757
FSP	330	40	132	11,107
FUS	875	100	875	73,624
STR	15	10	2	168
TOTALS	3,474		3,188	268,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,188	123.8688	117.68	375,164	1960	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2012 Heated Area: 3023 HX Base Yr 2012



95673 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,242
TOTAL MARKET OB/XF VALUE		9,622
TOTAL LAND VALUE - MARKET		196,000
TOTAL MARKET VALUE		473,864
SOH/AGL Deduction		267,083
ASSESSED VALUE		206,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,781
TOTAL JUST VALUE		473,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23689	ADDITION	4,796	06/01/2010
B22455	REMODEL	7,500	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1616/1907	4/24/2009	WD	U	I	18	100,500
GRANTOR: YALE MORTGAGE CORPORA						
GRANTEE: DICE RAYMOND L & JU						
1571/1917	6/16/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: YALE MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 STR=[YR=2008] N5 W3 FSP=[YR=1993] U6 L5 W22 D6 L6 S1 BAS=[YR=1993] W25 S33 E14 FOP=[YR=1993] S6 E6 N8 W6 S2 $ N2 E6 S2 E5 N4 BAS=[YR=1993] E34 FOP=[YR=2008] E4 N7 W4 S7 $ N25 W34 S25 $ N29$ S4 E33 N5 $ S5 E3 $ W2 S15 E4 S10 E17 N10 FOP=[YR=2008] E6 N5 W6 S5 $ N15 $ PTR=W 90 FUS=[YR=1993] W25 S35 E25 N35 $ E90 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.6	2,212	
2	0812	CONCRETE C	0	100	0	0	2,563.00	SF	4.00	4.00	100	1985	1985	3	47	4,818	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2010	2010	3	45	2,592	

LAND DESCRIPTION

TOTAL OB/XF 9,622

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.00	LT		1.00	1.00	0.90	70,000.00	63,000.00	126,000							
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.00 Total Land Value: 196,000 Market: 0 Agricultural: 0 Common: 196,000 PRINTED 08/06/2024 BY SYS