LOT 49
ELLIS LANDING UNR

COLE JOHN & VIVIAN
95623 ARBOR LN
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

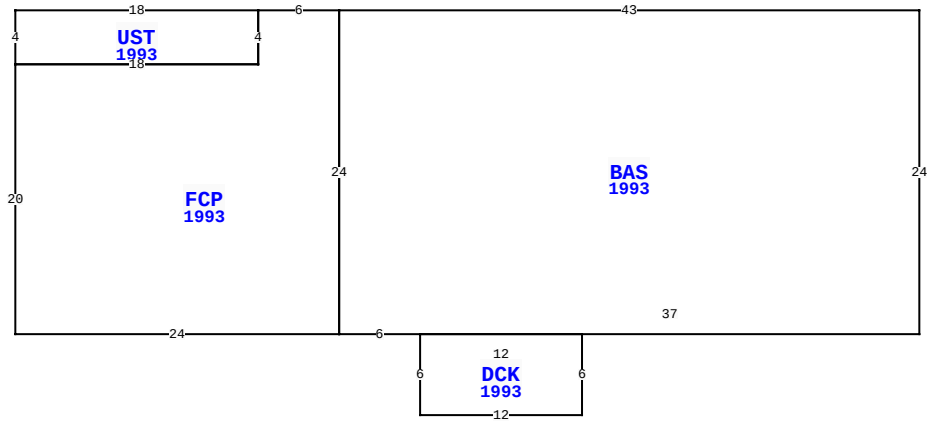
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,032	100	1,032	123,233
DCK	72	10	7	836
FCP	504	25	126	15,046
UST	72	45	32	3,821
TOTALS	1,680		1,197	142,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	162.2489	154.14	184,506	1971	1995	0	0	0	22.53	77.47

1 SINGLE FAM – 100% - 2021 Heated Area: 1032 HX Base Yr 2021



95623 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		142,937
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		212,937
SOH/AGL Deduction		57,666
ASSESSED VALUE		155,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,271
TOTAL JUST VALUE		212,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1905425	REPAIR/RRF	6,250	05/23/2019
996174	NEW CONSTR	2,645	08/01/1999
996241	DEMOLITION	2,645	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0810	10/21/2020	WD	Q	I	01	185,000
GRANTOR: VICKERS CHRISTIAN J &						
GRANTEE: COLE JOHN & VIVIAN						
2020/1049	12/21/2015	SW	U	I	12	89,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VICKERS CHRISTIAN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FCP=[YR=1993] W6 UST=[YR=1993] W18 S4 E18 N4 $ S4 W18 S20 E24 N24$ S24 E6 DCK=[YR=1993] S6 E12 N6 W12 $ E37 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	1125.00	160.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 03/21/2019 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS