LOT 50
IN OR 2583/1897
ELLIS LANDING UNR

MILLER JAMES SMITH & DONNA M L/E/
95639 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

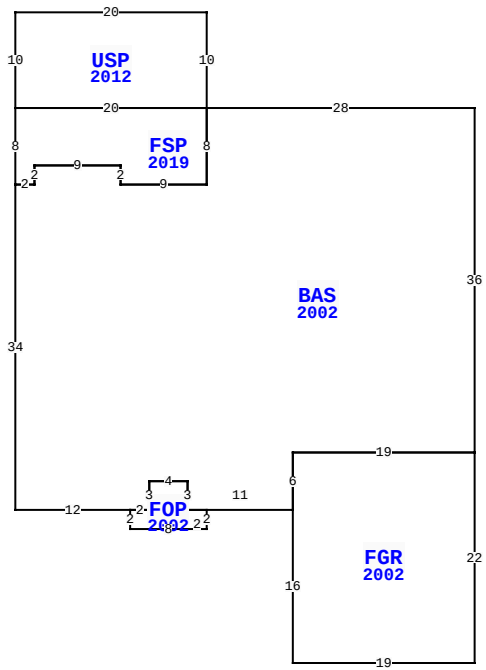
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	198,452
FGR	418	55	230	26,113
FOP	28	30	8	908
FSP	142	40	57	6,471
USP	200	30	60	6,812
TOTALS	2,536		2,103	238,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,103	101.4790	126.85	266,766	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2004 Heated Area: 1748 HX Base Yr 2004



95639 ARBOR LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		238,756
TOTAL MARKET OB/XF VALUE		5,333
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		314,089
SOH/AGL Deduction		168,506
ASSESSED VALUE		145,583
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,583
TOTAL JUST VALUE		314,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B198619	WINDOWS (12)	12,943	10/01/2019
P14872	REMODEL	0	07/01/2011
R013781	NEW CONSTR	6,500	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1897	7/22/2022	QC	U	I	11	100
GRANTOR: MILLER JAMES SMITH &						
GRANTEE: MILLER JOHN A & JAM						
0996/0677	7/06/2001	WD	Q	V		17,500
GRANTOR: BRANNAN THERON W						
GRANTEE: MILLER JAMES SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 USP=[YR=2012] N10 W20 S10 FSP=[YR=2019] S8 E2 N2 E9 S2 E9 N8 W20$ E20$ S8 W9 N2 W9 S2 W2 S34 E12
FOP=[YR=2002] S2 E8 N2 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11
FGR=[YR=2002] S16 E19 N22 W19 S6$ N6 E19 N36$.

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	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	2002	2002	3	82	4,162	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2003	2003	3	61	1,171	

LAND DESCRIPTION

TOTAL OB/XF 5,333

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 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS