

BLOCK 2 LOT 12
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

DAYMUDE CHARLES R & FRANCES D
95102 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5140-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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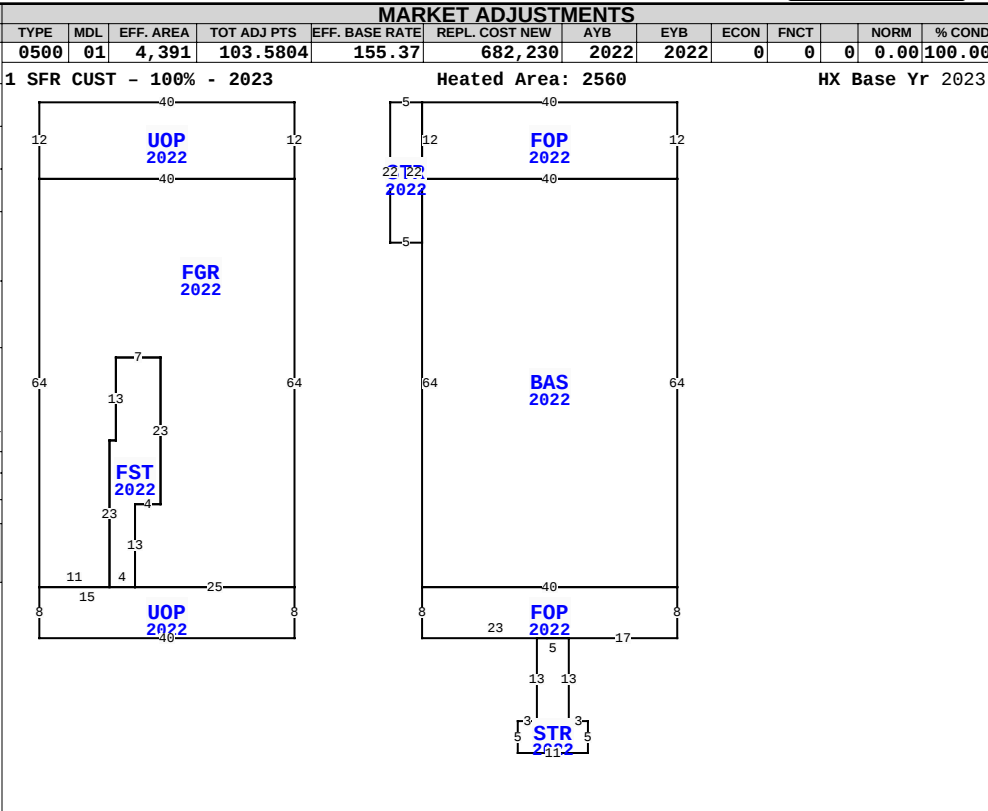
NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	397,747
FGR	2,337	55	1,285	199,650
FOP	320	30	96	14,916
FOP	480	30	144	22,373
FST	223	55	123	19,111
STR	110	10	11	1,709
STR	120	10	12	1,864
UOP	320	20	64	9,944
UOP	480	20	96	14,916

TOTALS	6,950		4,391	682,230
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	1,180.00	SF	40.00
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00
6	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	1,258.00	SF	10.00
8	0855	CONC PAVER	0	100	0	0	1,578.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1100.00	417.00	100.00



95102 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0300	BOAT DCK W	0	100	0	0	1,180.00	SF	40.00	40.00	100	2022	2022	3	98	46,256	
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2022	2022	3	98	4,077	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	97	1,455	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	97	2,231	
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2022	2022	3	97	5,820	
6	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00	10.00	100	2022	2022	3	100	1,140	
7	0855	CONC PAVER	0	100	0	0	1,258.00	SF	10.00	10.00	100	2022	2022	3	100	12,580	
8	0855	CONC PAVER	0	100	0	0	1,578.00	SF	10.00	10.00	100	2022	2022	3	100	15,780	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1100.00	417.00	100.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					682,230				
TOTAL MARKET OB/XF VALUE					89,339				
TOTAL LAND VALUE - MARKET					750,000				
TOTAL MARKET VALUE					1,521,569				
SOH/AGL Deduction					348,634				
ASSESSED VALUE					1,172,935				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,122,935				
TOTAL JUST VALUE					1,521,569				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,138,772				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105424	NEW CONSTR	499,662	04/29/2021
4212	N/A	29,640	07/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2405/1422	11/03/2020	WD	Q	I	01	440,000	
GRANTOR: MCCRANIE DANIEL JR &							
GRANTEE: DAYMUDE CHARLES R &							
1383/0635	1/20/2006	WD	U	I	01	592,800	
GRANTOR: MCCRANIE DANIEL I & D							
GRANTEE: MCCRANIE DANIEL I J							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2022] W40 S12 FGR=[YR=2022] S64 UOP=[YR=2022] S8 E40 N8 W25 FST=[YR=2022] N13 E4 N23 W7 S13 W1 S23 E4\$ W15\$ E11 N23 E1 N13 E7 S23 W4 S13 E25 N64 W40\$ E40 N12\$ PTR= E15 STR=[YR=2022] E5 FOP=[YR=2022] E40 S12 BAS=[YR=2022] S64 FOP=[YR=2022] S8 W17 STR=[YR=2022] S13 E3 S5 W11 N5 E3 N13 E5\$ W23 N8 E40\$ W40 N64 E40\$ W40 N12\$ S22 W5 N22\$ W15\$.									