



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4064.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2,074	324,810
FGR	499	55	274	42,912
FOP	186	30	56	8,770
FOP	248	30	74	11,590
STR	16	10	2	313
STR	18	10	2	313

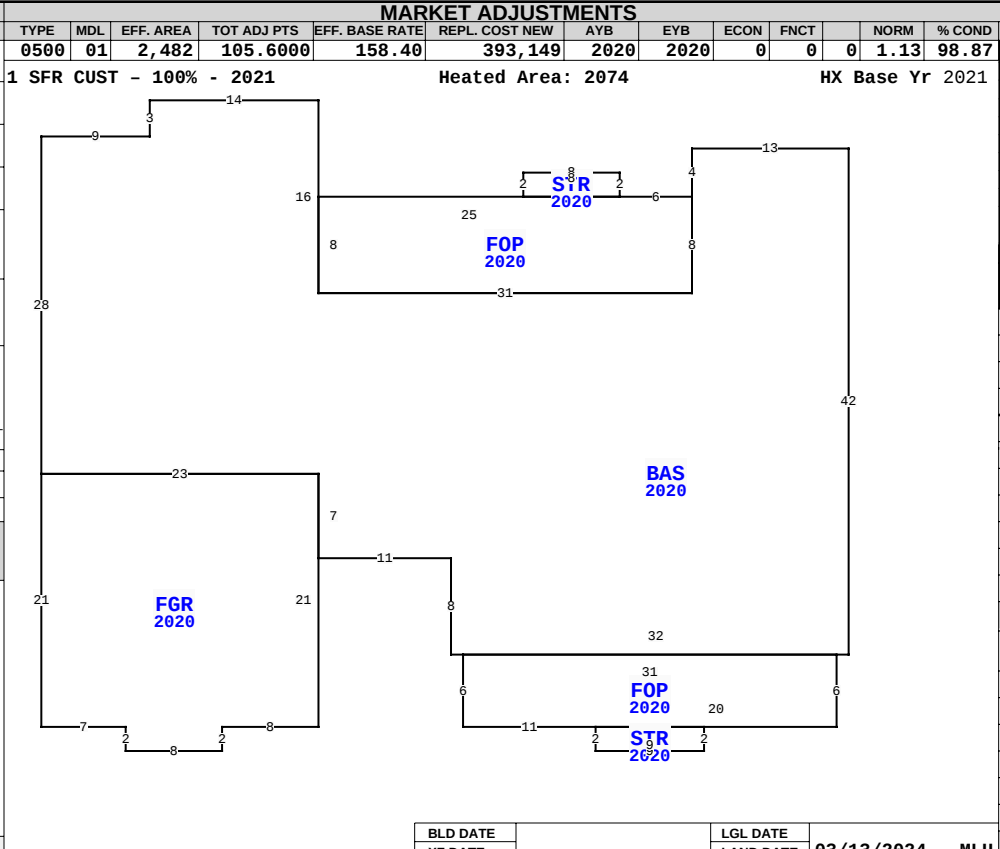
TOTALS	3,041		2,482	388,706
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EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0810	CONCRETE A	0 100	65	3	195.00	SF	6.50	6.50	100	2020	2020	3	99	1,255	
3	0811	CONCRETE B	0 100	0	0	740.00	SF	5.20	5.20	100	2020	2020	3	99	3,810	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							



95241 ARBOR LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 7,045

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,893
TOTAL MARKET OB/XF VALUE		7,045
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		475,938
SOH/AGL Deduction		187,424
ASSESSED VALUE		288,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,514
TOTAL JUST VALUE		475,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104829	STORAGE BLDG	27,691	04/19/2021
C2000252	CO ISSUED	0	10/07/2020
B2000252	NEW CONSTR	288,645	02/01/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1420	6/19/2019	WD	Q	V	02	50,000

GRANTOR: MURRAY'S TRIANGLE LLC

GRANTEE: EDWARDS ADAM C & ME

1729/0482 3/14/2011 WD U V 12 172,500

GRANTOR: HERITAGE BANK OF THE

GRANTEE: MURRAY'S TRIANGLE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 S4 FOP=[YR=2020] W6 STR=[YR=2020] N2 W8
S2 E8\$ W25 S8 E31 N8\$ S8 W31 N16 W14 S3 W9 S28 FGR=[YR=2020]
S21 E7 S2 E8 N2 E8 N21 W23\$ E23 S7 E11 S8 E1 FOP=[YR=2020]
S6 E11 STR=[YR=2020] S2 E9 N2 W9\$ E20 N6 W31\$ E32 N42\$.

EDWARDS ADAM C & MELISSA M
95241 ARBOR LANE
FERNANDINA BEACH, FL 32034

44-2N-28-514M-0004-0000

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