

LOT 6
IN OR 2203/644
MURRAY'S TRIANGLE PB 6/31

HAUSAUER DAVID C & PATRICIA K
95257 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-514M-0006-0000



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 80
Interior Floo	11	CLAY TILE 20
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4064.00	

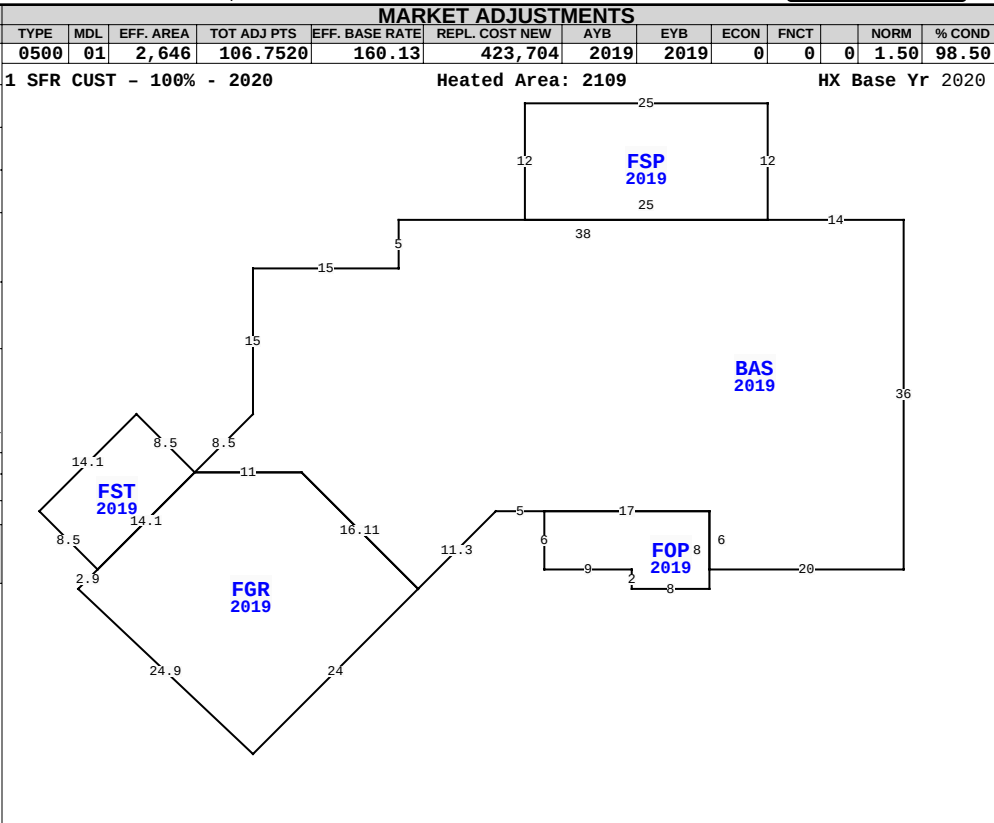
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2,109	332,648
FGR	574	55	316	49,842
FOP	118	30	35	5,521
FSP	300	40	120	18,928
FST	120	55	66	10,410

TOTALS	3,221		2,646	417,348
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,997.00	SF	4.00
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/07/2020	BY	KW
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95257 ARBOR LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/13/2024
	INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	1,997.00	SF	4.00	4.00	100	2019	2019	3	98	7,828	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2019	2019	3	86	4,128	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300	

TOTAL OB/XF														19,721	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00					

Total Acres: 0.00	Total Land Value: 70,000	Market: 0	Agricultural: 0	Common: 70,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				417,348	
TOTAL MARKET OB/XF VALUE				19,721	
TOTAL LAND VALUE - MARKET				70,000	
TOTAL MARKET VALUE				507,069	
SOH/AGL Deduction				281,169	
ASSESSED VALUE				225,900	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				175,900	
TOTAL JUST VALUE				507,069	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				430,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909565	CO ISSUED	0	12/06/2019
B1909565	NEW CONSTR	297,036	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2203/0644	6/13/2018	WD	Q	V	02
GRANTOR: MURRAY'S TRIANGLE LLC					
GRANTEE: HAUSAUER DAVID C &					
1729/0482	3/14/2011	WD	U	V	12
GRANTOR: HERITAGE BANK OF THE					
GRANTEE: MURRAY'S TRIANGLE L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W14 FSP=[YR=2019] N12 W25 S12 E25\$ W38 S5 W15 S15 L6 D6 FST=[YR=2019] U6 L6 L10 D10 R6 D6 FGR=[YR=2019] L2 D2 D17 R18 U17 R17 L12 U12 W11 D10 L10 \$ R10 U10 \$ E11 D12 R12 U8 R8 E5 FOP=[YR=2019] S6 E9 S2 E8 N8 W17\$ E17 S6 E20 N36\$.					