PT OF TRACT A IN OR 2203/913
SEYMORE POINT ADDN #1 PBK 2/62

LEACH PAUL R III/MELTON KATHY
95157 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5160-000A-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

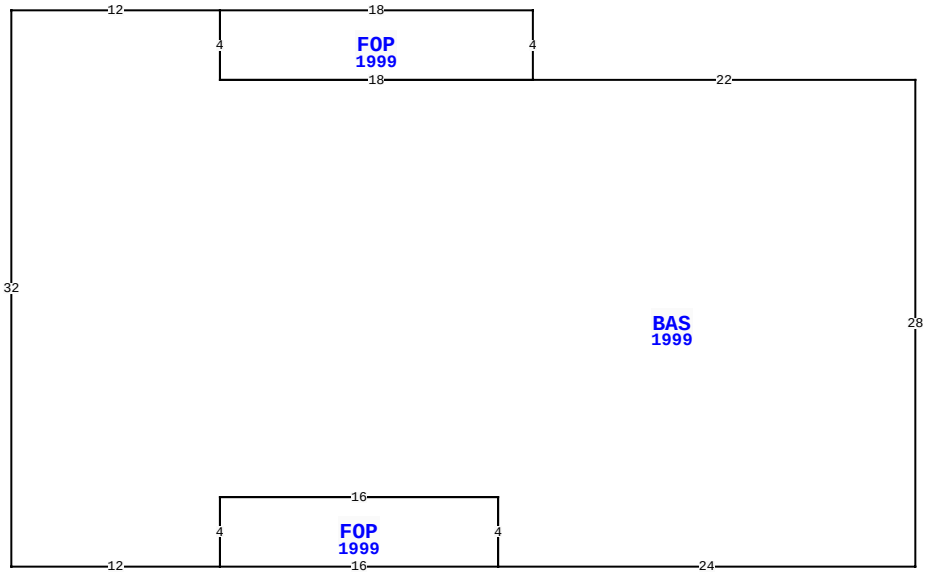
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	161,063
FOP	64	30	19	2,125
FOP	72	30	22	2,461
TOTALS	1,576		1,481	165,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,481	129.7338	123.25	182,533	1999	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1440 HX Base Yr 2019



95157 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		165,649
TOTAL MARKET OB/XF VALUE		1,182
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		238,831
SOH/AGL Deduction		89,527
ASSESSED VALUE		149,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,304
TOTAL JUST VALUE		238,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004050	REPAIR/RRF	7,860	05/01/2020
9906140	NEW CONSTR	72,577	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0913	6/08/2018	WD	Q	I	01	195,000
GRANTOR: LANGFORD RICHARD D ET						
GRANTEE: LEACH PAUL R III &						
1881/1025	9/24/2013	QC	U	I	11	100
GRANTOR: LANGFORD BETTY J						
GRANTEE: LANGFORD RICHARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 FOP=[YR=1999] N4 W18 S4 E18$ W18 N4 W12 S32 E12 FOP=[YR=1999] E16 N4 W16 S4$ N4 E16 S4 E24 N28$.

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	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2000	2000	3	79	514	
2	0479	VF PICKET	0	100	0	0	75.00	LF	10.00	10.00	100	2015	2015	3	89	668	

LAND DESCRIPTION

TOTAL OB/XF 1,182

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-	1121.00	205.00	0.60	AC		1.00	1.00	1.60	75,000.00	120,000.00	72,000							

REVIEW DATE 03/22/2019 BY KWA Total Acres: 0.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS