

THOMAS DAVID R JR & KIMBERLY R
95145 ARBOR LANE
FERNANDINA BEACH, FL 32034

44-2N-28-5160-000A-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		05		AVERAGE 100		0100		01		1,536		111.1800		105.62		162,232		1994		1994		0		0		14.25		85.75	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 0										Heated Area: 1496						HX		Base Yr					
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floor		14		CARPET 80																											
Interior Floor		08		SHT VINYL 20																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
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		03		Quality Level 03																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC		4009.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,496		100		1,496		135,492																							
FOP		132		30		40		3,623																							
TOTALS		1,628				1,536		139,114																							
EXTRA FEATURES																															
95145 ARBOR LN, FERNANDINA BEACH																															
BLD DATE																															
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