



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	12	HARDWOOD 80
Interior Floo	03	CONC FINSH 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	4009.00		

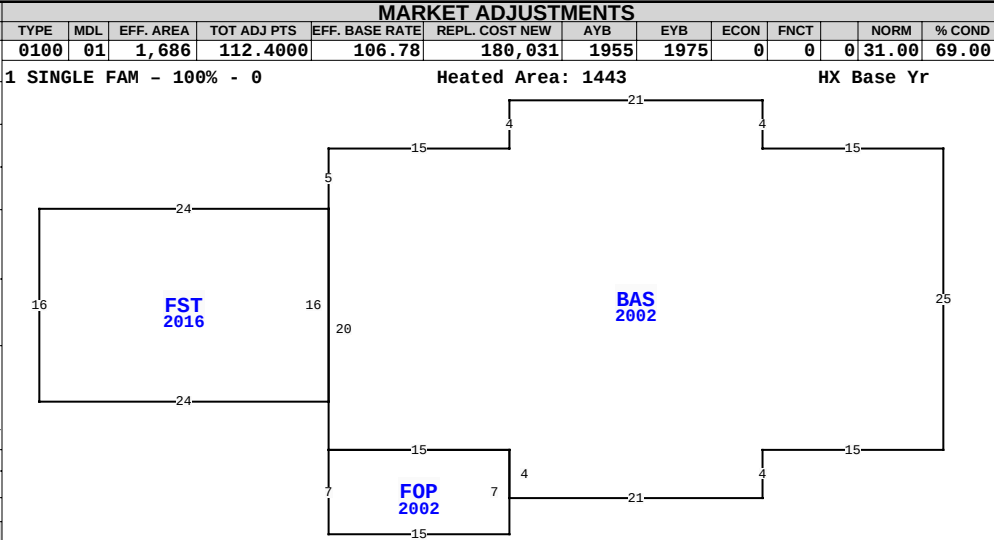
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1,443	106,318
FOP	105	30	32	2,358
FST	384	55	211	15,546

TOTALS	1,932		1,686	124,221
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20
3	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00
4	0810	CONCRETE A	0 100	0	0	96.00	SF	6.50	6.50

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	1.94

REVIEW DATE	12/07/2020	BY	KW
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95167 ARBOR LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024	MLU
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TOTAL OB/XF									
15,296									
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	1.94

Total Acres: 1.94	Total Land Value: 138,225	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,221
TOTAL MARKET OB/XF VALUE		15,296
TOTAL LAND VALUE - MARKET		138,225
TOTAL MARKET VALUE		277,742
SOH/AGL Deduction		108,894
ASSESSED VALUE		168,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,848
TOTAL JUST VALUE		277,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108951	FOUNDATION	9,000	11/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/0796	6/01/2016	SW	U	I	12	45,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BENISCHECK FRANK J						
1632/0592	7/21/2009	WD	Q	V	01	30,000
GRANTOR: BECKER GILBERT N						
GRANTEE: BENISCHECK FRANK J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W15 N4 W21 S4 W15 S5 FST=[YR=2016] W24 S16 E24 N16\$ S20 FOP=[YR=2002] S7 E15 N7 W15\$ E15 S4 E21 N4 E15 N25\$									