

TRACT 1 (EX S-1)
IN OR 1152/1326
RAINBOW ACRES SUB UNR PLAT

DAVIS MICHAEL L & SHARON R
95574 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0001-0000



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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	88,228
DCK	135	10	14	1,373
FEP	108	80	86	8,430
FSP	96	40	38	3,725
FST	624	55	343	33,625

TOTALS	1,863		1,381	135,381
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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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0810	CONCRETE A	0	100	3	36	108.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	100	0	0	213.00	SF	6.50	6.50	100
4	0811	CONCRETE B	0	100	0	0	1,946.00	SF	5.20	5.20	100
5	0201	BARN WD 10	0	100	40	30	1,200.00	SF	12.24	12.24	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.36	AC	1.00

REVIEW DATE	03/29/2019	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,381	125.8400	119.55	165,099	1976	1980	0	0	0 18.00	82.00
1 SINGLE FAM - 100% - 2006											
Heated Area: 900											
HX Base Yr 2006											

95574 ARBOR LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/30/2023	MLU
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
135,381											
TOTAL MARKET OB/XF VALUE											
11,996											
TOTAL LAND VALUE - MARKET											
102,000											
TOTAL MARKET VALUE											
249,377											
SOH/AGL Deduction											
132,225											
ASSESSED VALUE											
117,152											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
67,152											
TOTAL JUST VALUE											
249,377											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
243,519											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800581	REPAIR/RRF	11,590	01/01/2018
4637	GARAGE	9,908	02/01/1988
4780	NEW CONSTR	700	02/01/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1152/1326	7/11/2003	WD	Q	I		122,000	
GRANTOR: HAYES CLAUDE III & KA							
GRANTEE: DAVIS MICHAEL L & S							
0846/1487	8/28/1998	WD	Q	I		90,000	
GRANTOR: MCCALL OTTIS W JR							
GRANTEE: HAYES CLAUDE III &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=2007] W26 DCK=[YR=1993] N9 W15 FEP=[YR=1993] W12 S9											
BAS=[YR=1993] W9 S25 E9 FSP=[YR=2007] S6 E16 N6 W16\$ E27 N25											
W27\$ E12 N9\$ S9 E15\$ S24 E26 N24\$.											

TOTAL OB/XF											
11,996											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.36	AC	1.00

Market:	0	Agricultural:	0	Common:	102,000
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