



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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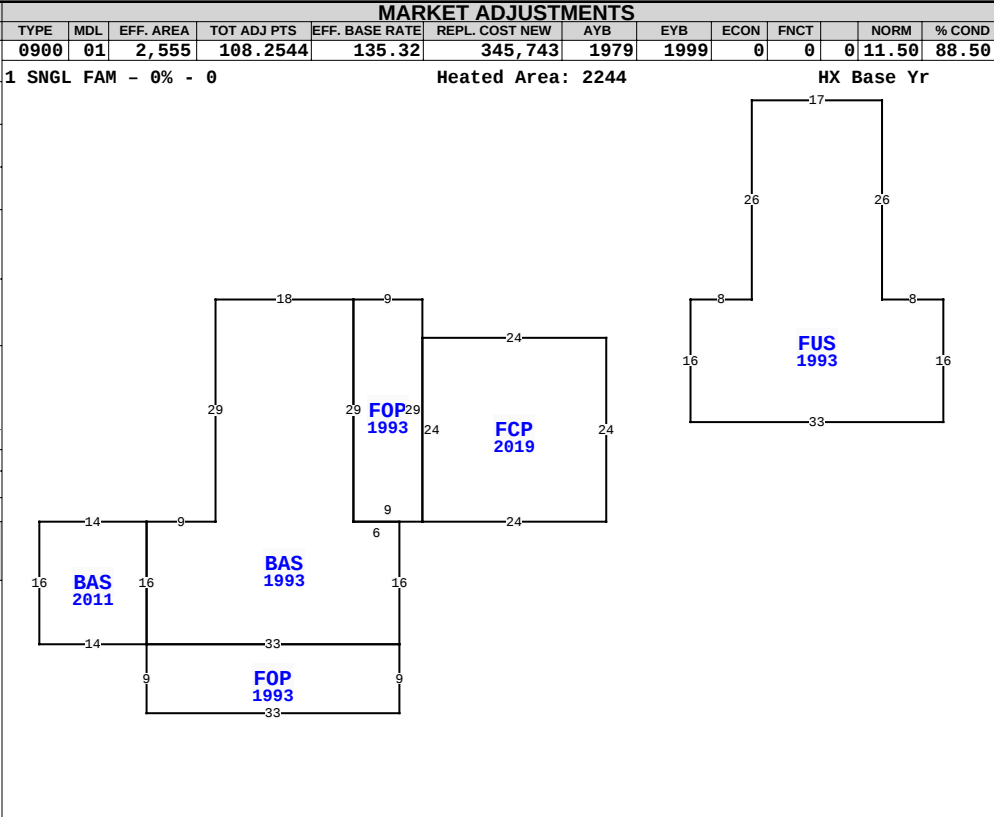
NEIGHBORHOOD/LOC	4006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	125,746
BAS	224	100	224	26,826
FCP	576	25	144	17,245
FOP	261	30	78	9,341
FOP	297	30	89	10,658
FUS	970	100	970	116,165

TOTALS	3,378		2,555	305,983
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	0	27	12	324.00	SF	20.10	20.10	
3	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20	5.20	
4	0300	BOAT DCK W	0	0	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	3.93	AC	



95512 ARBOR LN, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	05/30/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF											5,385	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
OR	0.00	0.00	3.93	AC		1.00	1.00	0.90	75,000.00	67,500.00	2	
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	305,983		
TOTAL MARKET OB/XF VALUE	5,385		
TOTAL LAND VALUE - MARKET	265,275		
TOTAL MARKET VALUE	576,643		
SOH/AGL Deduction	142,410		
ASSESSED VALUE	434,233		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	434,233		
TOTAL JUST VALUE	576,643		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	563,184		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800415	H/AC	0	01/01/2018
E22889	ELEC OTHER	0	09/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2473/0107	6/21/2021	QC	U	I	11
GRANTOR: RAHME RUBEN OCTAVIO M					SALE PRICE
GRANTEE: RAHME RUBEN OCTAVIO					100
2294/0728	7/31/2019	WD	Q	I	01
GRANTOR: SZWEDZINSKI B J					350,000
GRANTEE: RAHME RUBEN OCTAVIO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993]	W9	BAS=[YR=1993]	W18	S29	W9	BAS=[YR=2011]	W14	S16	E14	N16	\$
FOP=[YR=1993]	S9	E33	N9	W33	\$	E33	N16	W6	N29	\$	S29
FOP=[YR=1993]	E9	FCP=[YR=2019]	E24	N24	W24	S24	N29	\$	PTR=	E35	
FUS=[YR=1993]	E8	N26	E17	S26	E8	S16	W33	N16	\$	W35	\$