

LOT 6
IN OR 2235/1127
RAINBOW ACRES SUB

CALAZANS PAULO & LIVIA M DE SOUSA
95494 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

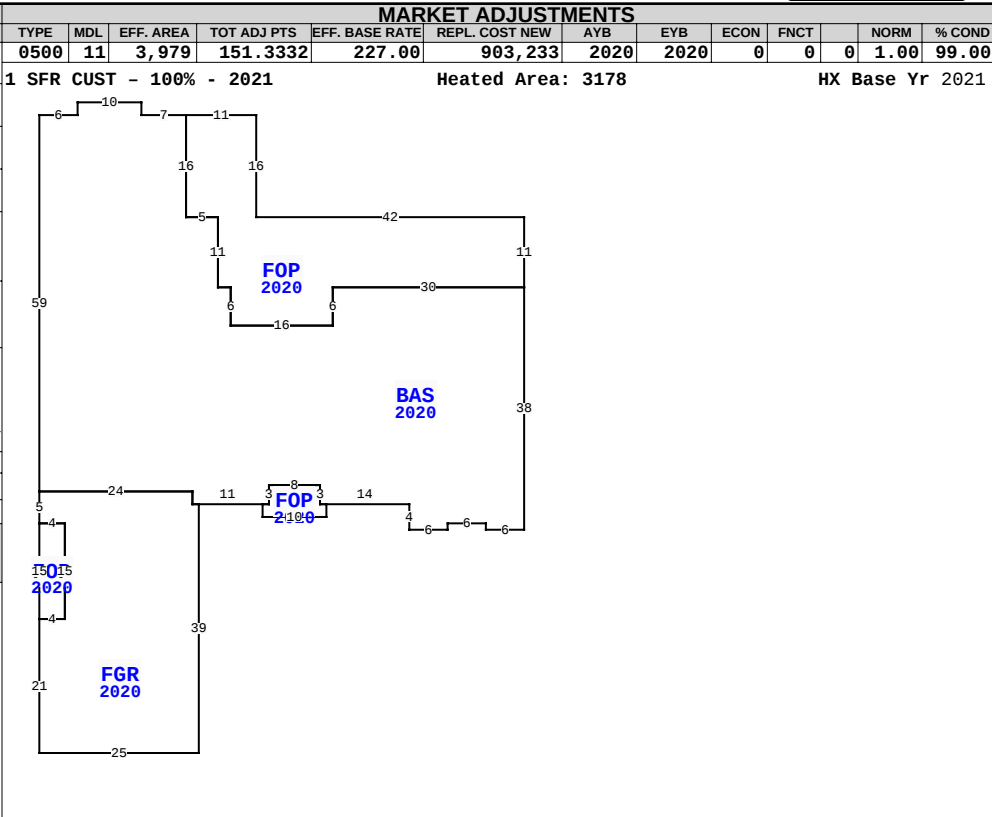
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,178	100	3,178	714,192
FGR	963	55	530	119,107
FOP	44	30	13	2,921
FOP	60	30	18	4,045
FOP	800	30	240	53,935

TOTALS	5,045		3,979	894,201
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	148	3	444.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	4,676.00	SF	10.00	10.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
4	0911	SCRN RM A	0 100	0	0	1,050.00	SF	17.50	17.50
5	0861	POOL GUNIT	0 100	0	0	464.00	SF	85.00	85.00
6	0855	CONC PAVER	0 100	0	0	586.00	SF	10.00	10.00
7	0911	SCRN RM A	0 100	0	0	924.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50

REVIEW DATE 09/06/2022 BY DJ



95494 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0855	CONC PAVER	0 100	148	3	444.00	SF	10.00	10.00	100	2020	2020	3	99	4,396	
2	0855	CONC PAVER	0 100	0	0	4,676.00	SF	10.00	10.00	100	2020	2020	3	99	46,292	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	
4	0911	SCRN RM A	0 100	0	0	1,050.00	SF	17.50	17.50	100	2021	2021	3	93	17,089	
5	0861	POOL GUNIT	0 100	0	0	464.00	SF	85.00	85.00	100	2021	2021	3	95	37,468	
6	0855	CONC PAVER	0 100	0	0	586.00	SF	10.00	10.00	100	2021	2021	3	99	5,801	
7	0911	SCRN RM A	0 100	0	0	924.00	SF	17.50	17.50	100	2022	2022	3	97	15,685	

TOTAL OB/XF										131,231						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 2.50 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										894,201		
TOTAL MARKET OB/XF VALUE										131,231		
TOTAL LAND VALUE - MARKET										187,500		
TOTAL MARKET VALUE										1,212,932		
SOH/AGL Deduction										570,968		
ASSESSED VALUE										641,964		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										591,964		
TOTAL JUST VALUE										1,212,932		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,175,124		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006589	ADDITION	8,950	04/27/2022
82103447	SWIM POOL	40,000	03/22/2021
C1906063	CO ISSUED	0	11/06/2020
19006063	NEW CONSTR	436,475	06/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/1127	11/08/2018	WD	Q	I	01	96,800
GRANTOR: ALLISON LANDS INC						
GRANTEE: CALAZANS PAULO & LI						
2231/0595	10/10/2018	WD	U	I	37	50,000
GRANTOR: WILSON-GARRETT AVA A						
GRANTEE: ALLISON LANDS INC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W42 N16 W11 BAS=[YR=2020] W7 N2 W10 S2 W6 S59 FGR=[YR=2020] S5 FOP=[YR=2020] S15 E4 N15 W4\$ E4 S15 W4 S21 E25 N39 W1 N2 W24\$ E24 S2 E11 FOP=[YR=2020] S2 E10 N2 W1 N3 W8 S3 W1\$ E1 N3 E8 S3 E14 S4 E6 N1 E6 S1 E6 N38 W30 S6 W16 N6 W2 N11 W5 N16\$ S16 E5 S11 E2 S6 E16 N6 E30 N11\$.									

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